



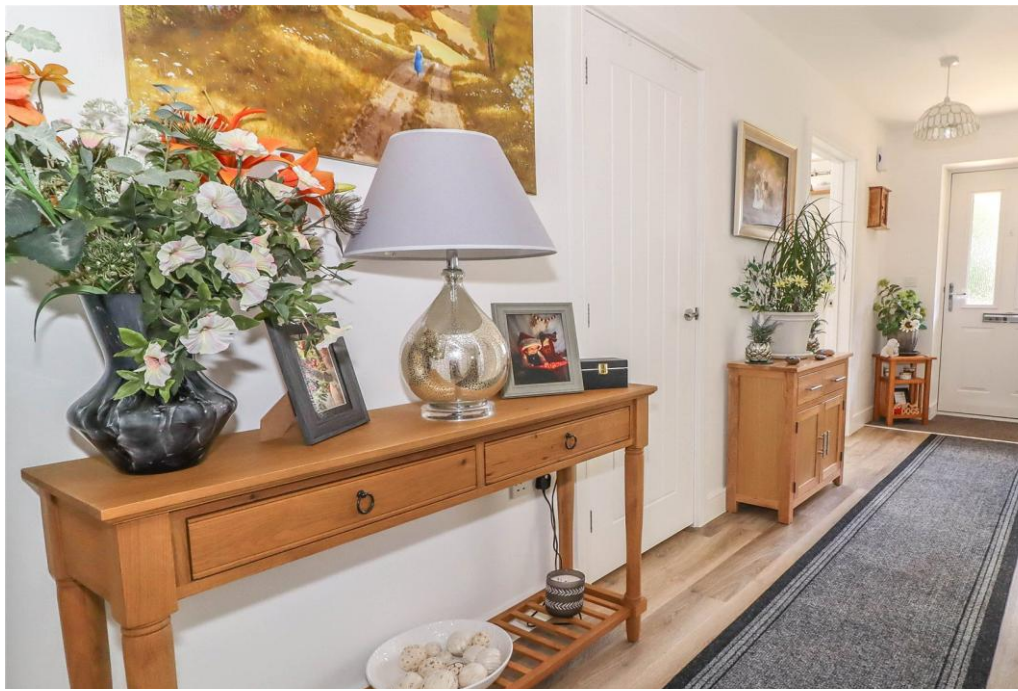
3 ABBOTTS WALK

SALISBURY ROAD, ABBOTTS ANN

EVANS & PARTRIDGE











3 ABBOTTS WALK, SALISBURY ROAD, ABBOTTS ANN, ANDOVER, HAMPSHIRE SP11 7NX

A DETACHED BUNGALOW THAT WAS BUILT IN RECENT YEARS AND REMAINS IN OUTSTANDING CONDITION WITH FURTHER IMPROVEMENTS AND A LANDSCAPED EASY TO MAINTAIN GARDEN

**FULLY DOUBLE GLAZED WITH AIR SOURCE HEATING - PARTLY AIR-CONDITIONED
MANAGEABLE GARDEN WITH ELECTRIC AWNING
OFF ROAD PARKING AND EV CHARGING POINT
LIVING ROOM - KITCHEN/DINING ROOM - UTILITY
MAIN BEDROOM WITH EN SUITE - 2 FURTHER BEDROOMS - BATHROOM**

OFFERS INVITED AROUND: £525,000 Freehold

DESCRIPTION

A modern detached bungalow that is extremely well presented throughout. The accommodation includes a reception hall, living room with doors to the garden and a recently installed electric awning, a kitchen/dining room with island and door to the garden and utility room. The main bedroom has an ensuite shower room while the two further bedrooms share the main bathroom. Air conditioning units have been installed in the living room and main bedroom that effectively are able to cool the whole property when required. Off-road block paved parking extends to one side of the property with tandem parking for two cars as well as an EV charger. A gate at the end of the drive leads into the rear garden where there are two new sheds, one with electricity. The rear garden includes a patio and is well stocked with shrubs, flowers and some specimen trees.

LOCATION

The property is situated on the outskirts of the village of Abbots Ann which offers a public house, church, newly built primary school, award winning community post office and store and nearby garden centre. Andover, approximately three miles away, provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to London (Waterloo in just over one hour). There is also a main line railway station at Grateley, approximately a five minute drive away. The A303 is close at hand allowing convenient access to London and the West Country. The cathedral cities of Winchester and Salisbury are both within about a twenty minute drive.

ACCOMMODATION

Approach

Wide paved approach to covered entrance porch with exposed oak posts to one side standing on brick plinth. Lantern style wall light to opposite side. UPVC/obscure glazed door leads into:

Reception Hall

Generous width with Karndean limed oak effect flooring and coir mat at threshold. Two pendant light points. Doors to principal bedroom, bedroom three and a large cupboard which houses the pressurised hot water cylinder, expansion vessels, high level shelf, meters and fuse box with remaining space for storage. Ceiling light point. Wide opening into:

Inner Hallway	Karndean limed oak effect flooring continues. Further pendant light point. Loft hatch. Similar panelled doors lead into sitting room, kitchen/dining room, bedroom two and main bathroom.
Sitting Room	Wide glazed double doors with further full height glazed panels to either side opening onto the rear patio and overlooking the landscaped rear garden. Two pendant light points. Recently installed air conditioning.
Kitchen/Dining Room	A large open plan dual aspect room with initial entrance hall area where there is a door into the utility. Karndean limed oak effect flooring throughout. Stainless steel 1½ bowl sink unit with mixer tap and filtered drinking water tap, concealed water softener. Polished white quartz work surfaces with similar upstands and windowsill. A range of pastel colour washed high and low level cupboards and drawers. Integrated double oven with grill. Multi zone hob with frosted glass splashback and stainless steel hood above with extractor fan and light. Integrated fridge and freezer. Integrated dishwasher. Quartz topped island with breakfast bar to one side. Deep storage cupboards to opposite sides. Window to the side aspect. Wide openings to either side of the island give access to the dining area. Space for a large family table and sideboard or dresser to one wall. LED downlighters. Wide glazed double doors with full height glazed panels to either side opening onto the rear patio and overlooking the landscaped rear garden.
Utility	Generously proportioned, also providing cloak and boot room storage. Long timber effect work surface with similar upstand. Inset stainless steel sink with drainer and mixer tap. Under counter and over top storage cupboards. Recess and plumbing for washing machine with space beside for tumble dryer. Window to the rear aspect. LED downlighters. Karndean limed oak effect flooring.
Principal Bedroom	Fitted with a recently installed Daikin air conditioning unit. Wide picture window to the front aspect. Central pendant light point. Panelled door leading into:
En Suite Shower Room	White suite comprising wash hand basin with central mixer tap and two deep drawers beneath. Shaver socket above. Low level WC with concealed cistern to one side, tiled splashback continues behind both. Sliding glass door into large fully tiled enclosure with mixer shower. Ceramic tiled flooring. Tall chrome towel radiator. Obscure glazed window to the side aspect. LED downlighters.
Bedroom Two	A further generously proportioned double bedroom with window to the front aspect. Central pendant light point.
Bedroom Three	This would also make an ideal study or large dressing room. Substantial built in corner wardrobes with sliding access doors. Window to the front aspect. Central pendant light point. Deep alcove behind door providing space for further freestanding or built in storage.
Family Bathroom	White suite comprising panelled bath with mixer tap and handheld shower attachment at one end. Corner glass/tiled shower cubicle with mixer shower. Ceramic wash hand basin with central mixer tap, mirror and shaver socket above, two deep drawers beneath. Low level WC with concealed cistern. Tall chrome towel radiator. Mainly ceramic tiled walls. Similar ceramic tiled flooring. Obscure glazed window to side aspect. LED downlighters.

OUTSIDE

Front	The property is centrally located in a small modern development of single storey properties. A central wide access with specimen trees, shrubs and hedging to either side leads off the main road onto the tarmac access road which leads to the respective properties. To the right hand side there is a block paved hard standing providing tandem parking for two large vehicles. To this flank side of the property is the air source heat pump, air conditioning unit and newly installed EV charging point plus an outside tap. The path leading to the front border has an Edwardian style lamppost and generously stocked shrub and flower borders extending to either side.
Rear Garden	A particular feature of the property as it is low maintenance and attractively landscaped with the main access from the house from the living accommodation. Full width paved terrace which is ideal for barbeques and entertaining. Large electric remote operated awning extending above the sitting room doors. Outside lantern style lights. Further outside tap and power points. Scalping borders with sandstone stepping stones.
Services	Mains water and drainage, electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7NX
Council Tax	Test Valley Borough Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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www.evansandpartridge.co.uk

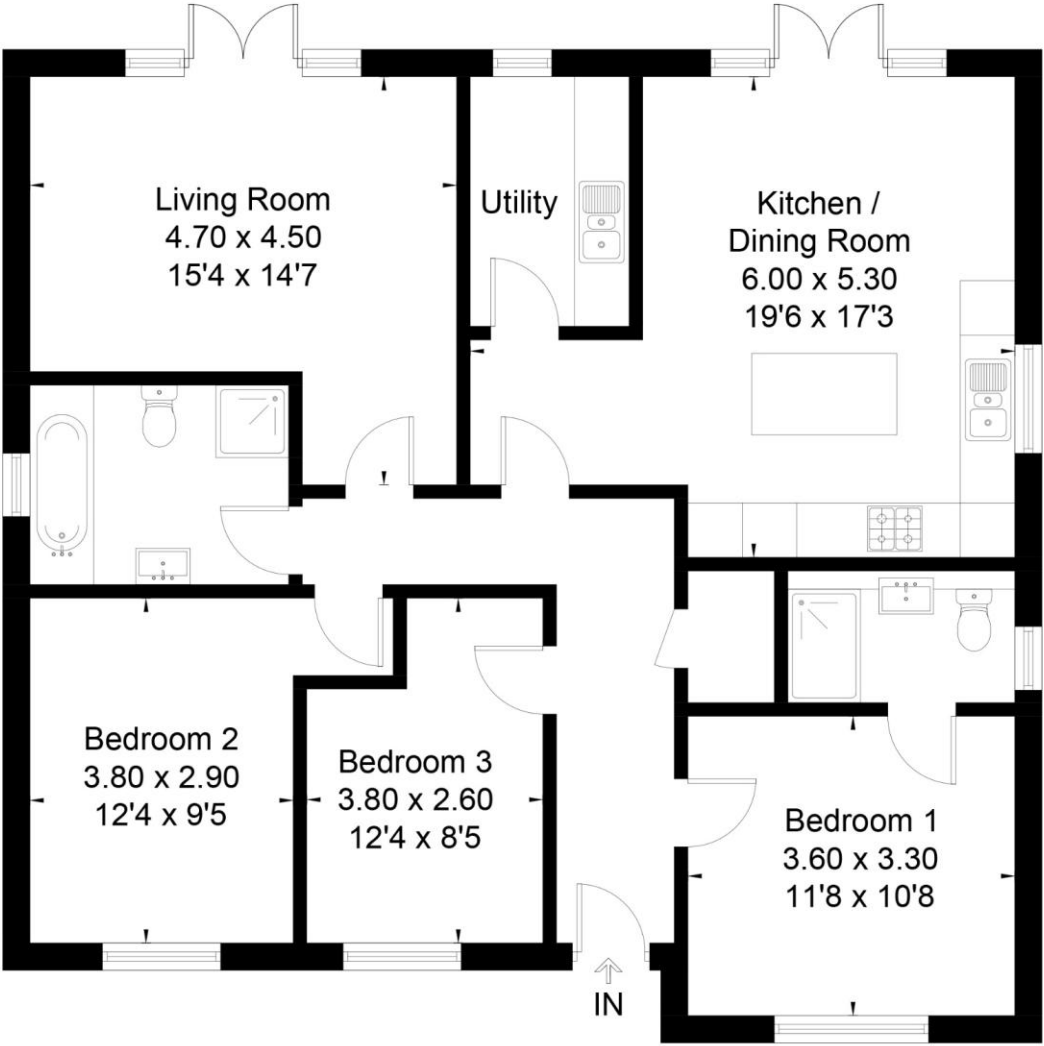
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 106.8 sq m / 1149 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		