



1 Mulberry Road, Picket Piece, Andover, SP11 6RP
Asking Price £355,000



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PROPERTY DESCRIPTION BY Mr Nick King

Built in 2019 Mulberry Road forms part Bellway Homes Hawthorn Rise development in Picket Piece. This three bedroom detached family home is presented in immaculate order throughout and is sold with no onward chain. You enter to a generous hallway with your living room to the left and your kitchen diner to your right, along with a guest w/c. The kitchen itself was upgraded from the original new build specification to include upgraded work surfaces and units.

Upstairs there are 3 bedrooms, with the master bedroom benefitting from en-suite bathroom facilities, along with a further family bathroom.

Access to the garden is provided from both the living room and kitchen diner, along with additional access from your driveway. The house also has a single garage and off street parking for one vehicle.



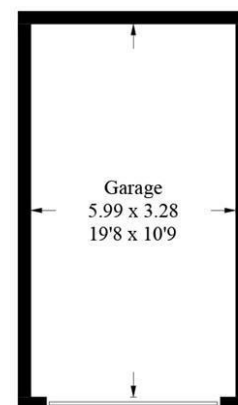
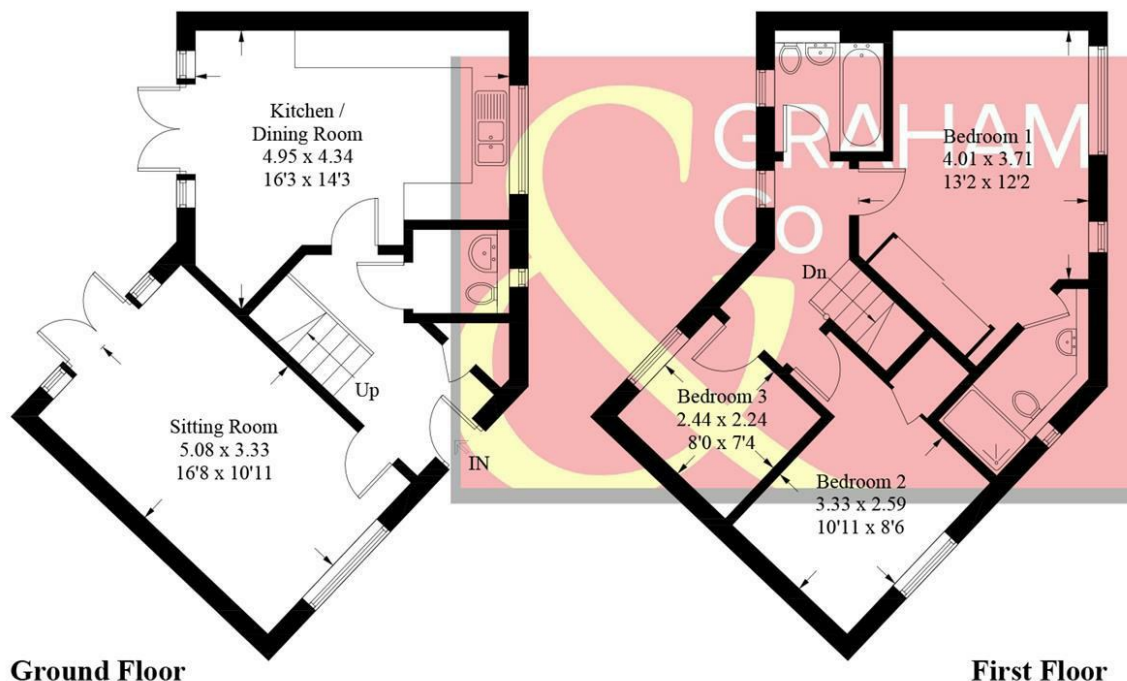


Mulberry Road
Hawthorn Rise is a new development built by Bellway homes, located to the East of Andover in the village of Picket Piece. Mulberry Road is on the doorstep to the rolling countryside of The Bourne Valley and beyond, yet retains easy access to the A303 and Andover Town Centre.
Andover has enjoyed something of a renaissance in recent years four hundred years after its stagecoach origins, it is far from being just a commuter town. Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience, as well as beautiful tea rooms and pubs, some dating back more than nine hundred years, supermarkets, craft galleries and interior design stores, which all border the breath-taking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Mulberry Road, Picket Piece, SP11

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft
Garage = 19.8 sq m / 213 sq ft
Total = 114 sq m / 1227 sq ft



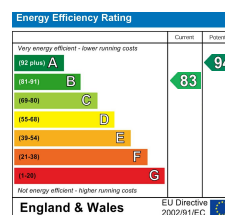
(Not Shown In Actual Location / Orientation)

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID724661)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit. Take the second turning on the right onto London Road and follow this road until you reach the roundabout. Proceed straight across the roundabout, taking the 2nd exit into Walworth Industrial Estate. Continue along Walworth Road towards Picket Piece where Mulberry Road will be on your left-hand side just before you enter the village.



Tax Band: D



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.