



Celtic Drive Anna Fields

Ashwells are pleased to offer this four bedroom family home located on the popular Anna Fields development. The property benefits from a luxurious, contemporary en-suite bathroom to the master bedroom, downstairs cloakroom, kitchen/dining room and comes to the market in good order throughout.

FOUR BEDROOMS
FANTASTIC EN-SUITE BATHROOM TO MASTER
BEDROOM WITH UNDERFLOOR HEATING
POPULAR LOCATION
DOWNSTAIRS CLOAKROOM
MODERN KITCHEN
GARAGE
AMPLE PARKING
1200 SQ FT



ENTRANCE

Enter the property through the part obscure glass front door into the hallway.

HALLWAY

Stairs to first floor, radiator, door to cloakroom.

DOWNSTAIRS CLOAKROOM

Obscure glass window to front aspect, low level wc, hand basin with mixer tap, radiator.

LIVING ROOM

Oak flooring with wooden skirting, window to front aspect, recess area with bespoke built in storage.

KITCHEN/DINER

Contemporary range of eye and base level units with worktop over, pull out larder cupboard, one and a half bowl sink unit with mixer tap, built in oven with five ring gas hob and extractor hood over, built in microwave, built in wine fridge, space for washing machine, space for dishwasher, space for American style fridge/freezer, cupboard housing wall mounted boiler, window to rear, space for table and chairs with french doors to rear, radiator.

FIRST FLOOR

BEDROOM FOUR

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front aspect, built in storage cupboards, radiator.

FAMILY BATHROOM

Obscure glass window to front aspect, white suite comprising kidney shaped bath with corner taps, shower over with screen, low level wc, hand basin with vanity unit below, heated towel radiator.

SECOND FLOOR

MASTER BEDROOM

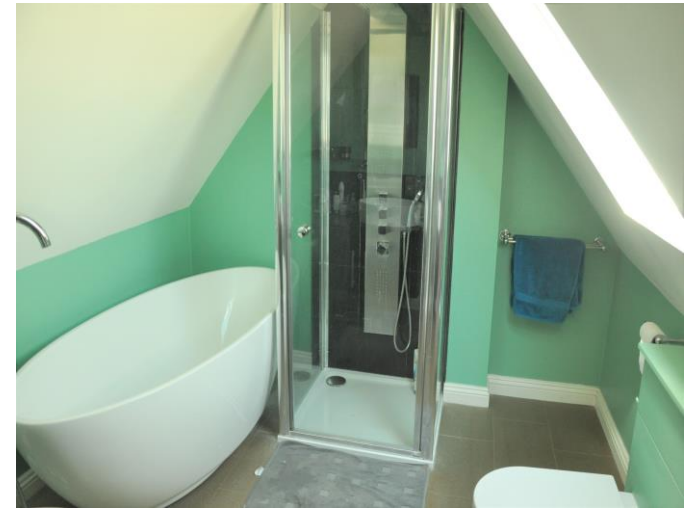
Two velux windows flood the room with natural light, eves storage, laminate flooring with underfloor heating.


EN-SUITE BATHROOM

An impressive room with stand alone bath with stand alone swan neck mixer tap and shower attachment, shower cubicle with large rainhead shower, tiled surround, low level wc oval ceramic hand basin set onto vanity unit with storage, velux window and underfloor heating.

OUTSIDE

To the front of the property is a small maintenance free shingle area with path to front door and ample parking. To the rear there is a gate for side access leading an area of lawn. The attached garage has light and power with an up and over door. The garden is low maintenance with patio area ideal for al fresco dining, steps to an area of lawn, outside tap.

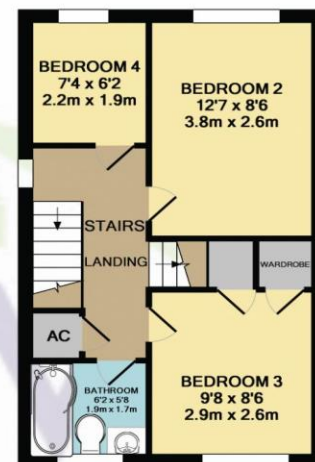


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

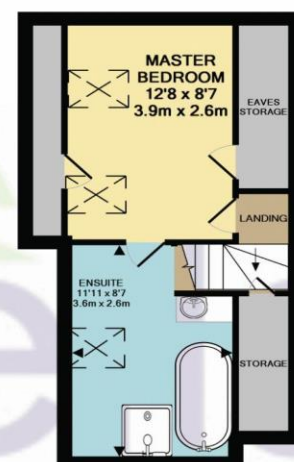
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	64	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	81
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

CELTIC DRIVE, ANDOVER
TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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