



Cole Close Saxon Fields

Ashwells are pleased to offer this lovely detached four bedroom family home, located at the end of a cul de sac on the popular Saxon Fields development to the North of the town. The property has many benefits including, good size bedrooms, en-suite, conservatory, dining room, sitting room, utility room, kitchen/breakfast room, downstairs cloakroom, ample driveway parking, garage, a lovely rear garden and comes to the market in good order throughout.

FOUR BEDROOMS
CUL DE SAC LOCATION
CONSERVATORY
DINING ROOM
SITTING ROOM
EN-SUITE
GARAGE
UTILITY ROOM
DOWNSTAIRS CLOAKROOM
NO CHAIN



ENTRANCE

HALLWAY

A welcoming hallway with Canadian Birch wood flooring, radiator, cupboard ideal for storage of footwear and outdoor garments and stairs to first floor.

DOWNSTAIRS CLOAKROOM

Low level wc, hand basin, radiator and extractor fan.

KITCHEN

A range of eye and base level units with worktop over, tiled flooring, sink unit with swan neck mixer tap and drainer, built in oven with hob and extractor over, space for table and chairs, radiator, window to rear aspect, built in fridge, built in freezer and arch to utility room.

UTILITY ROOM

Eye and base level units with worktop over, wall mounted boiler, obscure glass window to rear aspect, space for washing machine, space for tumble dryer and internal door leading to the garage.

SITTING ROOM

Window to front aspect and radiator.

DINING ROOM

Ample room for table and chairs and radiator.

CONSERVATORY

Terracotta tiled flooring, wall heaters and two sets of doors to rear aspect.

FIRST FLOOR

LANDING

A galleried landing with radiator, airing cupboard and access to loft.

FAMILY BATHROOM

Panelled bath with shower attachment, hand basin, low level wc, radiator, obscure glass window and extractor fan.

BEDROOM

Double room with built in double wardrobe, radiator and window to rear aspect.

BEDROOM

Double room with double built in wardrobes, radiator and window to rear aspect.

MAIN BEDROOM

Double room with double built in wardrobes, radiator, window to front aspect and door to en-suite.

EN-SUITE

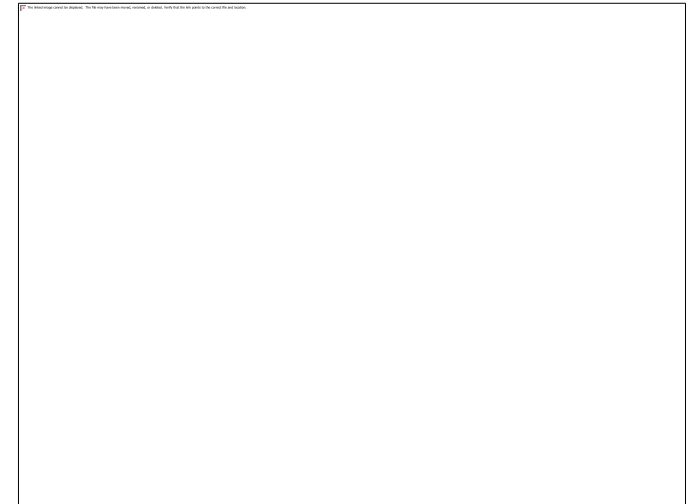
Fully tiled shower cubicle, radiator, low level wc, hand basin, obscure glass window to side aspect and extractor fan.

BEDROOM

Radiator and window to front aspect.

OUTSIDE

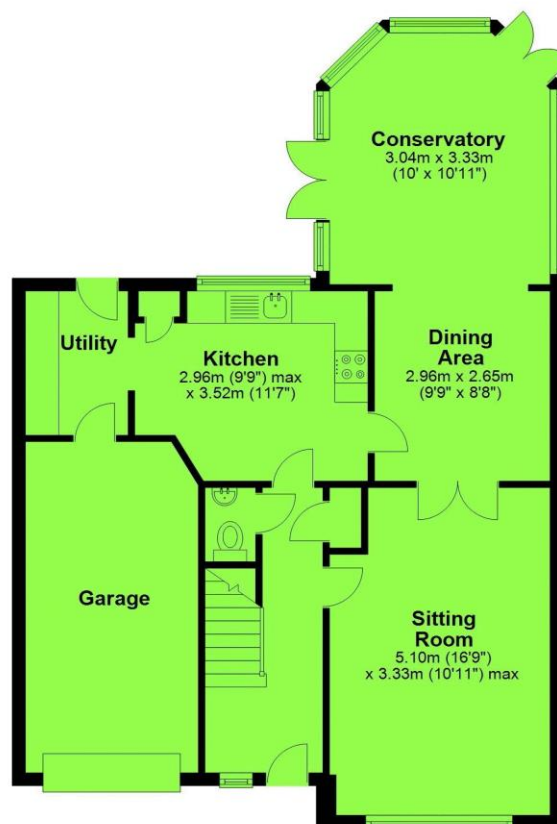
To the front of the property there is an area of lawn with mature trees, a generous driveway leading to the garage that has an up and over door and has light and power and side access to the rear garden. The lovely private rear garden is laid to lawn with an array of plants and shrubs, decking area ideal for al fresco dining, a further patio area and an outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 137.9 sq. metres (1484.8 sq. feet)

EXCLUSIVE TO ASHWELLS PROPERTY AGENT, ANDOVER
Copyright CLEARPLANZ. Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines



Tel: 01264 710776

Email: sales@ashwellsestateagents.co.uk

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Tel: 01264 710776