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28 Arcaro Road, Andover, SP11 6ZH
Guide Price £327,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled on the desirable Arcaro Road in Andover, this immaculate semi-detached house presents a wonderful opportunity for families and professionals alike. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom, setting the tone for the modern elegance found throughout the home.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The sitting room is a perfect retreat, while the fitted kitchen with a dining area is ideal for family meals and gatherings. This well-designed layout ensures that both functionality and comfort are at the forefront of this lovely home.

Upstairs, you will find three bedrooms, each offering a peaceful sanctuary for rest. The master bedroom features an en-suite bathroom, adding a touch of luxury and privacy. A well-appointed family bathroom serves the remaining bedrooms, ensuring convenience for all.

Outside, the property benefits from a driveway that accommodates parking for two vehicles, a valuable asset in today's busy world. The enclosed gardens provide a safe and serene outdoor space, perfect for children to play or for hosting summer barbecues.

This semi-detached house on Arcaro Road is not just a home; it is a lifestyle choice, combining modern living with comfort and convenience. With its prime location and thoughtful design, this property is sure to attract interest. Do not miss the chance to make this splendid house your new home.







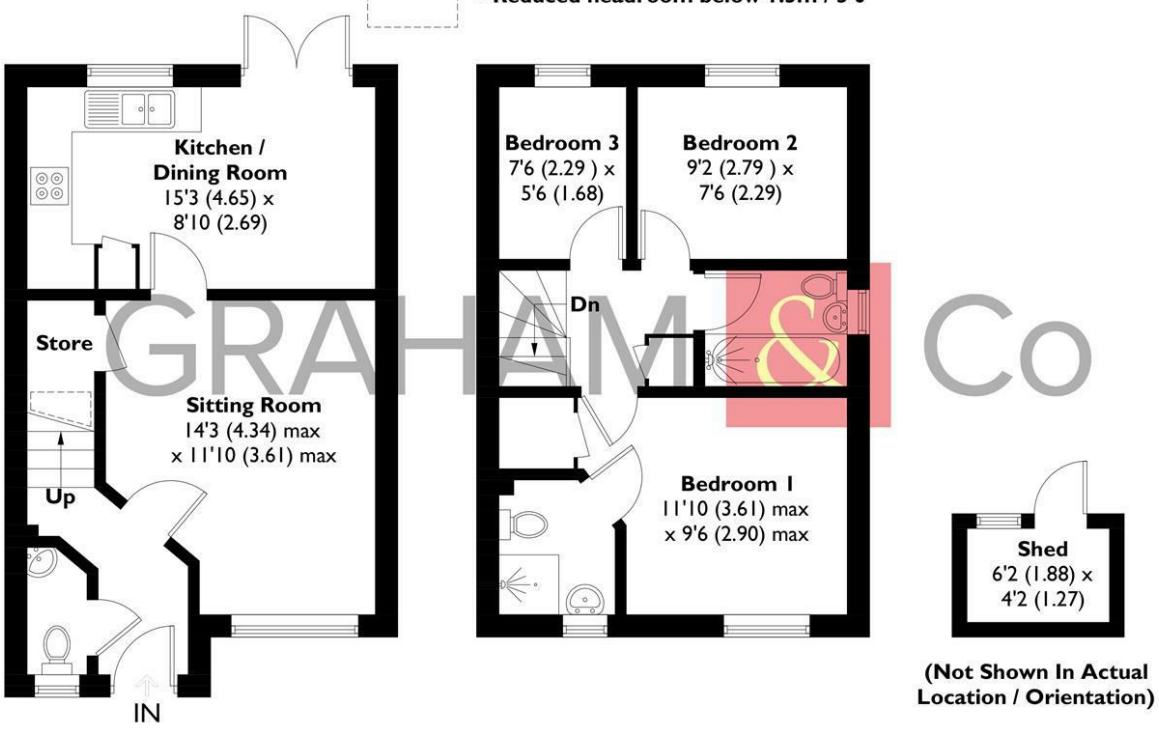
Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



APPROXIMATE GROSS INTERNAL AREA = 729 SQ FT / 67.7 SQ M
SHED = 26 SQ FT / 2.4 SQ M
TOTAL = 755 SQ FT / 70.1 SQ M

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= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
376 SQ FT / 34.9 SQ M

FIRST FLOOR
353 SQ FT / 32.8 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1347013)

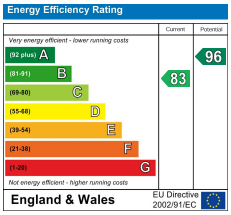
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.