



33 Soper Crescent, Ludgershall, Andover, SP11 9GG
Guide Price £425,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to present this charming stylish and contemporary four bedroom detached family home in Ludgershall. This delightful property boasts a generous living space of 1,381 square feet, making it an ideal family home.

Upon entering, you will find two inviting reception rooms. The living room features a cosy log burner, creating a warm and welcoming atmosphere during the colder months. The property comprises four bedrooms, with the principle bedroom benefitting from an ensuite shower room.

The exterior of the home is equally impressive, featuring a two-tier garden that includes both lawn and patio areas. The integral garage offers secure parking, while the driveway accommodates up to four vehicles, providing plenty of space for family and visitors alike.

Situated in a friendly neighbourhood, this property is well-connected to local amenities and transport links, as well as country side walks nearby.





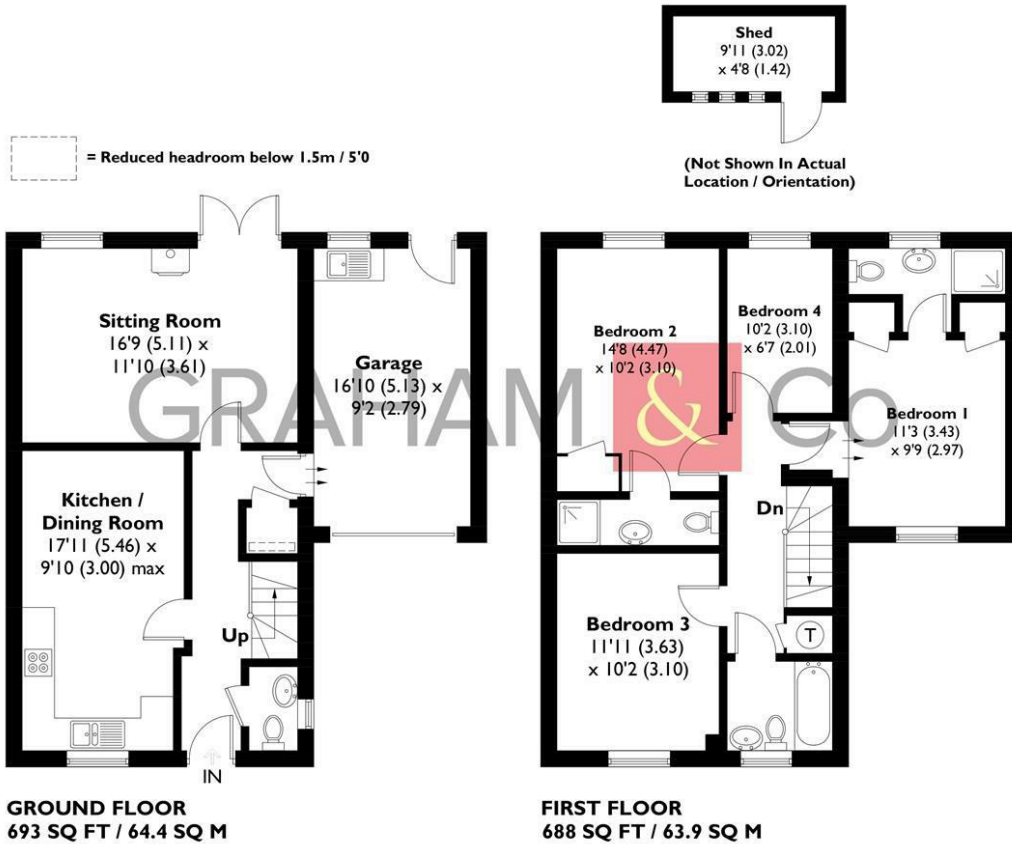
Ludgershall offers supermarkets, restaurants, café, surgery, and award-winning butchers, with the Wellington Academy offering nursey, primary and secondary schooling. As far as communications are concerned, the village is well placed for the A303 and M3, and the nearby Andover and Grateley train stations provide services to London Waterloo, with Pewsey station providing access to London Paddington. Andover is approximately 8 miles, Pewsey is approximately 10 miles, Marlborough is approximately 14 miles and Salisbury is approximately 18 miles.





**APPROXIMATE GROSS INTERNAL AREA = 1381 SQ FT / 128.3 SQ M
(INCLUDING GARAGE)
SHED = 45 SQ FT / 4.2 SQ M
TOTAL = 1426 SQ FT / 132.5 SQ M**

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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 (ID1344784)
Produced for Graham & Co

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Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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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.