



7 Coberley Drive, St Peters Place, Salisbury, Wiltshire, SP2 9FD

Guide Price £560,000 Freehold

**Exceptionally spacious 5 bedroom detached Charles Church family home with double garage and good garden, offered in good order throughout.**

### **Description**

An exceptionally spacious, nearly new, detached family home built by Charles Church, offering adaptable accommodation with a very large kitchen/breakfast/family room, 2 reception rooms, cloakroom and utility on the ground floor together with 5 bedrooms, 2 ensuites and family bathroom on the first floor. Further benefits include a good sized garden, double garage, gas central heating, double glazing and the residue of an NHBC building guarantee. It is situated in the early part of this popular development just behind "Bunny Park" which offers great dog and family walking. There is also a primary school within a short stroll. Highly recommended for an early viewing!

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

Stairs to first floor with understairs cupboard.

#### **Cloakroom**

Low level wc, wash hand basin and extractor fan.

#### **Dining/family room**

#### **Sitting room**

#### **Kitchen/breakfast/sitting room**

A wonderful family room with two pairs of double doors to the garden, wood effect flooring, range of work surfaces with inset one and a half bowl sink unit with mixer tap, 4 ring gas hob with extractor hood over and oven beneath, dishwasher, fridge/freezer, base and wall mounted cupboards and drawers.

#### **Utility room**

Work surface with space and plumbing below for washing machine and tumble drier, door to garden, wood effect flooring, wall mounted combination gas boiler for heating and hot water.

#### **Stairs to first floor - landing**

Two built in storage cupboards, hatch to loft space.

#### **Bedroom one**

Range of built in wardrobes.

#### **En-suite bathroom**

White suite of panel bath, shower cubicle with thermostatic mixer taps, wc and hand basin. Part tiled walls and vinyl floor.

#### **Bedroom two**

#### **En-suite shower room**

Shower cubicle with electric shower, wc and hand basin. Part tiled walls and vinyl floor.

#### **Bedroom three**

#### **Bedroom four**

#### **Bedroom five**

#### **Family bathroom**

White suite of panel bath, shower cubicle with thermostatic shower, wc and hand basin. Part tiled walls and vinyl floor.

#### **Outside**

The rear garden is a good size, enclosed by timber fencing. Laid to lawn with paved paths and sitting area. Storage area to side and pedestrian access gate.

#### **Double Garage**

Twin up and over doors, light, power, roof storage.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is ' F ' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,460.31.

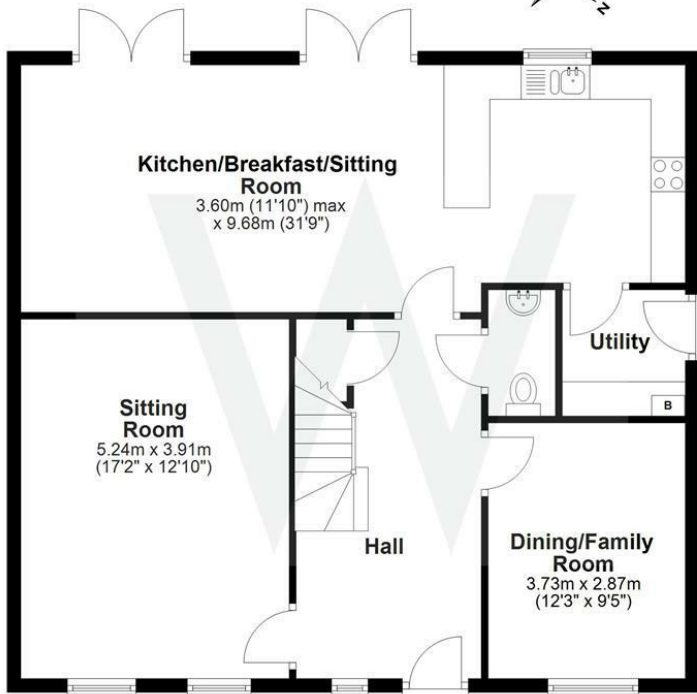
#### **Directions**

From Salisbury take the A360 Devizes Road. At the third roundabout turn left into Adlam Way and second left into Coberley Drive.

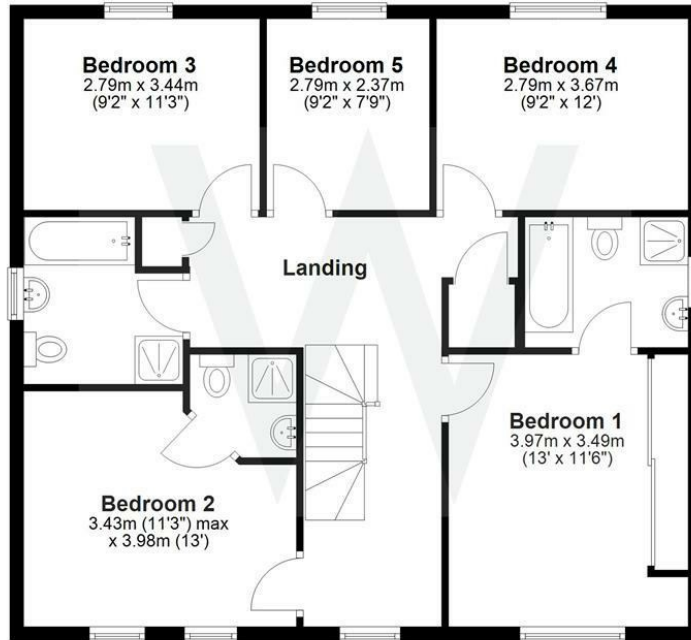
#### **WHAT3WORDS**

What3Words reference is: ///recliner.badminton.landings

**Ground Floor**  
Approx. 86.6 sq. metres (932.1 sq. feet)



**First Floor**  
Approx. 85.8 sq. metres (923.5 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total area: approx. 172.4 sq. metres (1855.6 sq. feet)



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