



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

£410,000 Freehold

**A nearly new, detached family home, offered in excellent order throughout together with driveway parking for up to 6 vehicles and garage.**

## **Description**

An exceptionally spacious, nearly new, detached family home, offered in excellent order throughout, with a very large kitchen/breakfast room, 2 reception rooms, cloakroom and utility on the ground floor together with 4 bedrooms, ensuite shower room and family bathroom. Further benefits include a good sized garden, garage, driveway with parking for up to 6 vehicles, gas central heating, double glazing, hard flooring to the ground floor and the residue of an NHBC building guarantee. It is situated in a popular development close to "Bunny Park" which offers great dog and family walking and it is within a short walk of the primary school. Highly recommended for an early viewing!

## **Property Specifics**

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

### **Entrance Porch**

External light.

### **Entrance Hall**

Stairs to first floor, wood effect flooring.

### **Family Room**

### **Sitting Room**

Wood effect flooring.

### **Kitchen/Dining Room**

Double doors to garden, stone effect flooring, range of work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap over, space for dishwasher and fridge/freezer, base and wall cupboards and drawers, built in double oven with 4 ring hob over and stainless steel extractor hood.

### **Utility Room**

Stone effect flooring, door to garden, work surface with cupboard below and space for washing machine and tumble drier. Wall cupboard with Ideal Logic gas fired boiler for heating and hot water.

### **Cloakroom**

## **First floor Landing**

Hatch to loft space, deep shelved airing cupboard.

## **Bedroom One**

## **Ensuite Shower Room**

Low level wc, hand basin and shower cubicle with glass door and thermostatic mixer shower, part tiled walls, extractor fan.

## **Bedroom Two**

## **Bedroom Three**

## **Bedroom Four**

## **Family Bathroom**

White suite of panel bath with electric shower over and glass screen, low level wc and hand basin, part tiled walls, extractor fan.

## **Outside**

To the front are gravel areas for easy maintenance. To the side is a large tarmac driveway with parking for up to 6 vehicles. A side access gate leads to the rear garden with large decked area leading to lawn and gravel area, further decking area. Shrubs and plants. All designed for easy maintenance. Summer House 3.16m x 1.91m.

## **Garage**

Up and over door, pedestrian side door, light and power.

## **Services**

All mains services are connected.

## **Outgoings**

The Council Tax Band is 'C and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43

## **WHAT3WORDS**

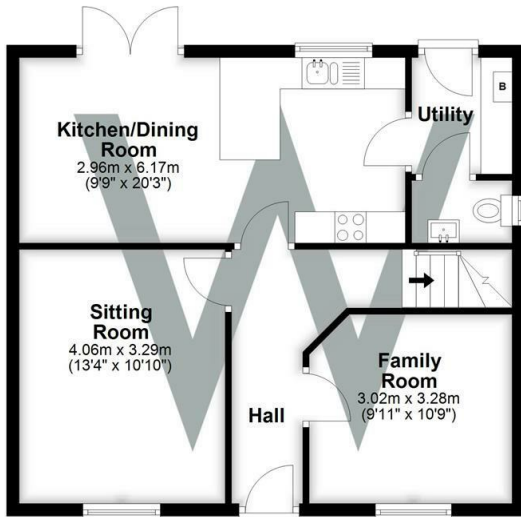
What3Words reference is: [///slacker.hiker.kitchen](https://www.what3words.com/slacker.hiker.kitchen)

## **Directions**

From Salisbury take the A360 Devizes Road. At the third roundabout turn left into Adlam Way and second left into Coberley Drive. Continue to the end where 63 will be seen on the left hand side.

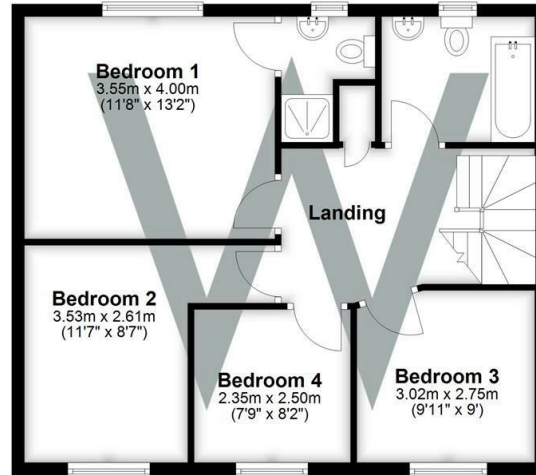
### Ground Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



### First Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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