37 Bulford Road, Durrington, Salisbury, Wiltshire, SP4 8DL

£395,000 Freehold

A newly built three bedroom detached house with the benefit of a garden and off road parking.

Description
A new build house nearing completion offering well proportioned accommodation in the centre of this popular village. The accommodation comprises an entrance hallway, a cloakroom, with the sitting room having French doors leading on to a westerly facing garden. The kitchen has a full range of integrated appliances and is very contemporary in style and leads to a dining/family room which offers an excellent entertaining space. On the first floor are three good size bedrooms, with the master bedroom having an en-suite shower room. There is also a family bathroom with a shower over the bath. The property has inset spotlights throughout, fully PVCu double glazed windows and doors and gas fired central heating via underfloor on the ground floor and radiators on the first floor. To the front of the house is a driveway providing parking for two cars. Bulford Road lies close to the centre of Durrington which has a good range of amenities including a nearby primary school and tesco Extra store and Amesbury lies approximately one mile away. There is easy access on to the A303 and there are regular bus services to Salisbury. There is a 10 year insurance backed new build guarantee.

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

Entrance Hall
Stairs with cupboard under, wall mounted electric fusebox, full length window.

Cloakroom
Fitted with a low level WC, wash hand basin with cupboard under, heated towel rail, tiled floor and part tiled walls, obscure glazed window to side, extractor.

Sitting Room 15'2" x 13'9" (4.63m x 4.20m)
French doors to rear, TV point.

Kitchen Area 11'0" x 9'0" (3.36m x 2.75m)
Fitted with a range of base and wall units with roll top work surfaces, sink and drainer with mixer tap under window to side, integrated electric oven, fridge/freezer, hob and extractor, washing machine and dishwasher, through to;

Dining/Family Room 15'2" x 12'7" (4.63m x 3.85m)
Bay window to front, space for table and chairs.

First Floor - Landing
Built in cupboard.

Bedroom One
Two windows to rear, radiator, TV point, door to;

En Suite Shower Room
Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin with cupboard under, tiled floor, heated towel rail, extractor, obscure glazed window to side.

Bedroom Two 13'10" x 7'4" (4.22m x 2.25m)
Window to front, radiator, TV point.

Bedroom Three 10'6" max x 7'5" (3.22m max x 2.27m)
Window to front, radiator, TV point.

Bathroom
Fitted with a white suite comprising panelled bath with shower and shower screen, low level WC, wash hand basin with cupboard under, heated towel rail, tiled floor and part tiled walls, shaver point, extractor, obscure glazed window to front.

Outside
To the front of the property is a driveway providing off road parking for two cars. A side access gate leads in to the rear garden which is approximately 100ft long and is enclosed by timber fencing.

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

Directions
Leave Salisbury on the A345 road towards Amesbury. Continue through the town and across the A303 and at the next roundabout turn right towards Bulford. At the next roundabout by the petrol station turn left and continue for approximately 200 yards and the property can be found on the left hand side.
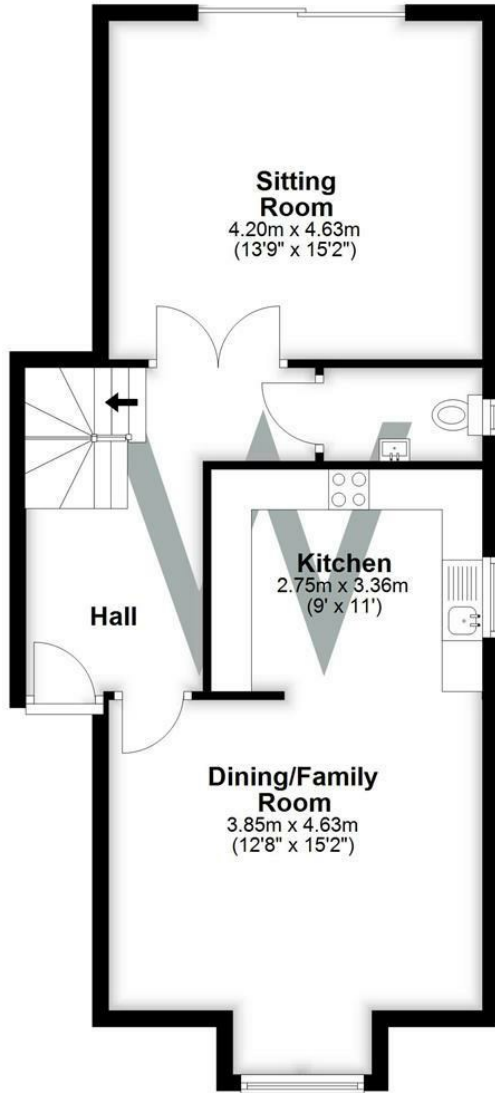
Outgoings
The Council Tax Band is ' ' and the payment for the year 2024/2025 payable to Wiltshire Council is £

WHAT3WORDS
What3Words reference is:

Ground Floor

Approx. 62.3 sq. metres (670.3 sq. feet)

Sitting Room
4.20m x 4.63m
(13'9" x 15'2")

Hall

Kitchen
2.75m x 3.36m
(9' x 11')

Dining/Family Room
3.85m x 4.63m
(12'8" x 15'2")

First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)

Bedroom 1
3.55m (11'8") max
x 4.63m (15'2")

Bedroom 2
4.22m x 2.25m
(13'10" x 7'5")

Bedroom 3
3.22m (10'7") max
x 2.27m (7'5")

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

England & Wales — EU Directive 2002/91/EC