



Connells

Pauls Dene Road
Salisbury



Property Description

Offering to the market this three bedroom semi-detached house with extensive countryside views while also being walking distance to the city centre. Other benefits of the property are separate sitting room, dining room, study and private driveway.



Porch

Door to entrance hall.

Entrance Hall

Doors to sitting room, dining room, study and cloakroom, stairs to first floor.

Lounge

11' 11" plus bay x 11' 8" (3.63m plus bay x 3.56m)

Brick fire place with open fire, bay window to front aspect.

Dining Room

12' 6" x 11' 8" (3.81m x 3.56m)

Open plan to kitchen.

Study

6' 3" x 6' 11" (1.91m x 2.11m)

Window to side aspect.

Cloakroom

Comprising of WC, wash hand basin, window to side aspect.

Kitchen

17' 2" x 6' 9" (5.23m x 2.06m)

Comprising wall and base units with work surfaces over, stainless steel single sink drainer with mixer tap, space for cooker with extractor over, space for washing machine and dishwasher, space for fridge/freezer, door and windows rear aspect.

Landing

Access to loft space, side aspect.

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Built in wardrobe, rear aspect with countryside views.

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Front aspect.

Bedroom Three

7' 11" x 7' (2.41m x 2.13m)

Front aspect.

Four Piece Bathroom

Comprising of panel enclosed bath, corner shower cubicle, wash hand basin, WC, heated towel rail.

Front Garden

Mostly laid to lawn, path to front door and driveway to the side of the property.

Rear Garden

This garden being ideal for entertaining offers areas of patio and decking, steps down to lawn and large shed, with mature shrubs, outside tap and power.

Garage

17' 1" x 7' 4" (5.21m x 2.24m)

Garage store room with light & power, triple wooden doors.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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