



**Connells**

Greenacres  
Downton Salisbury



## Property Description

Offering to the market this link detached house in Greenacres, Downton, Salisbury. This well-presented property offers a modern fitted kitchen and bathroom, a lounge/diner, conservatory and three bedrooms, and benefits from solar panels. Downton is a small village located in Wiltshire, England. It is situated on the River Avon and is known for its picturesque countryside and historic buildings and lies approximately 6 miles south of Salisbury.

### Porch

### Entrance Hall

Doors to lounge and kitchen and storage cupboard, under stairs cupboard, stairs to first floor

### Lounge/Diner

24' x 11' 11" ( 7.32m x 3.63m )

Doors to kitchen and conservatory, front aspect

### Kitchen

9' 11" x 7' 11" ( 3.02m x 2.41m )

Comprising of a range of wall and base units with work surfaces over, built in oven with inset hob and extractor hood over, one and a half bowl inset sink with mixer tap, integrated microwave oven, spaces for washing machine and fridge freezer, built in cupboard, under floor heating, door to side aspect, window to conservatory

### Conservatory

15' 10" x 8' ( 4.83m x 2.44m )

French doors to garden, tiled floor

### First Floor

### Landing

Doors to bedrooms and bathroom

### Bedroom One

12' 1" x 10' 7" ( 3.68m x 3.23m )

Built in wardrobes, front aspect

### Bedroom Two

11' 10" max x 10' 2" ( 3.61m max x 3.10m )

Built in cupboard housing boiler, rear aspect

### Bedroom Three

8' 10" x 7' 2" ( 2.69m x 2.18m )

Built in double wardrobe, font aspect

### Bathroom

Comprising of panel enclosed bath with shower over and glass shower screen, concealed cistern WC, wash hand basin and vanity unit and matching wall unit, heated towel rail, under floor heating.

## Outside

### Rear Garden

Doors from conservatory lead to the garden which is enclosed by fencing with large patio for relaxing and entertaining. The remaining garden offers a high degree of privacy and is laid to lawn bordered by flower beds with mature shrubs and a garden shed and private door to the garage.

### Parking

Block paved driveway for three cars

### Garage

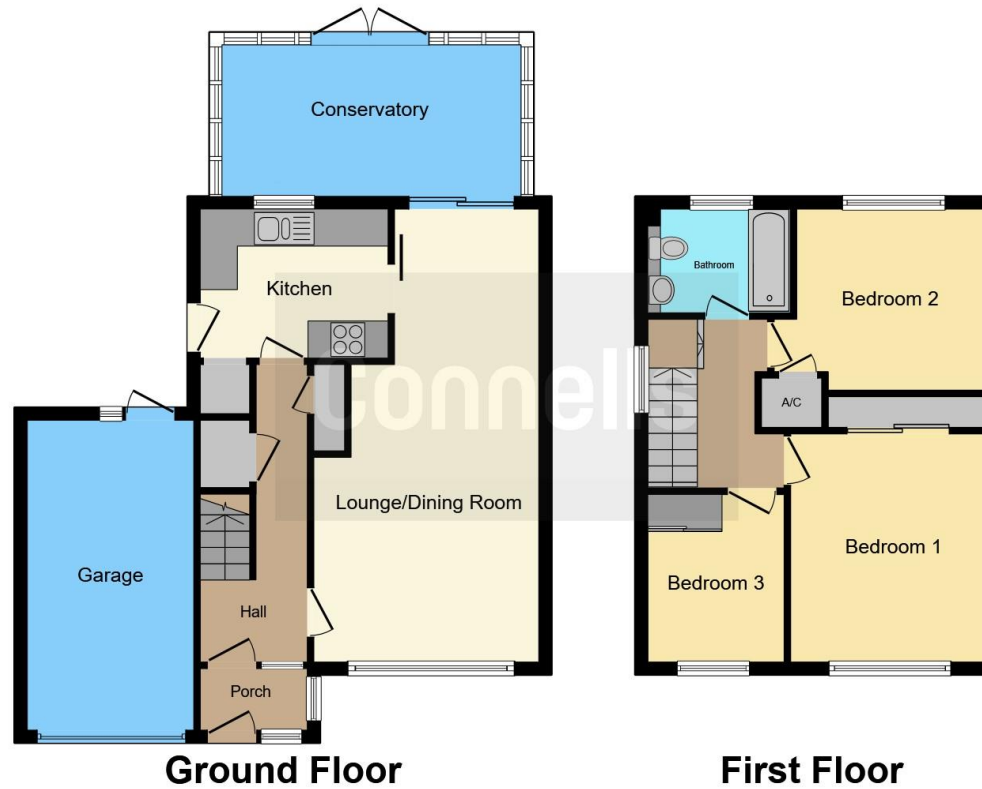
17' 8" x 8' 9" ( 5.38m x 2.67m )

Manual door. Solar panel meters. Door to garden.









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](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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