



Connells

Sherbourne Drive
Old Sarum Salisbury

Sherbourne Drive Old Sarum Salisbury SP4 6FF

for sale offers in excess of
£360,000



Property Description

Offering to the market this modern 3 storey, semi-detached town house in Sherbourne Drive, Old Sarum. This well presented property comprises of a kitchen, cloakroom and lounge/dining room on the ground floor. The first floor has the master bedroom with Juliet balcony and en-suite shower room, and bedroom four. On the second floor are bedrooms 2 and 3 plus the family bathroom. The property has a neat rear garden with areas for al-fresco dining. There is also a single garage with a parking space in front.

Sherborne Drive is situated in the popular and established residential area of Old Sarum which is approximately 3.5 miles from the centre of Salisbury and is well served by regular bus services to and from the city. Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

Entrance Hall

Doors to kitchen, cloakroom and lounge.

Kitchen

11' x 8' 3" (3.35m x 2.51m)

Comprising wall and base units with work surfaces above, oven, hob with extractor hood over, one and a half bowl stainless steel sink/drainer unit with mixer taps, built in and concealed fridge/freezer, dishwasher and washing machine units.

Cloakroom

Comprising wash hand basin with mixer tap and WC. Window front aspect.

Lounge/Dining Room

15' 4" max x 13' 9" max (4.67m max x 4.19m max)

Under stairs storage cupboard, French doors and window rear aspect.

1st Floor Landing

Doors to principal bedroom and bedroom 4, double door airing cupboard, stairs to 2nd floor

Principal Bedroom

16' 6" x 8' 8" (5.03m x 2.64m)

Double French doors with Juliet balcony and window rear aspect. Door to en-suite

En-Suite

Comprising shower cubicle with thermostatic shower, wash hand basin with mixer tap and fitted vanity unit, WC. Window side aspect.

Bedroom Four

15' 6" x 10' max (4.72m x 3.05m max)

French doors with Juliet balcony and window front aspect.

2nd Floor Landing

Doors to bedrooms 2 and 3, door to bathroom, storage cupboard.

Bedroom 2

15' 5" x 9' 1" (4.70m x 2.77m)

Two windows front aspect.

Bedroom 3

15' 3" x 8' 8" (4.65m x 2.64m)

Two windows rear aspect.

Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, WC. Window side aspect.

Outside

Rear Garden

Garden enclosed by wall and fencing, Patio adjacent to French doors providing an area for al-fresco dining, matching path leading to the rear of the garden, an artificial turf lawn and decked seating area. Border with decorate shale and room for pots, steps to rear gate leading to parking space and garage.

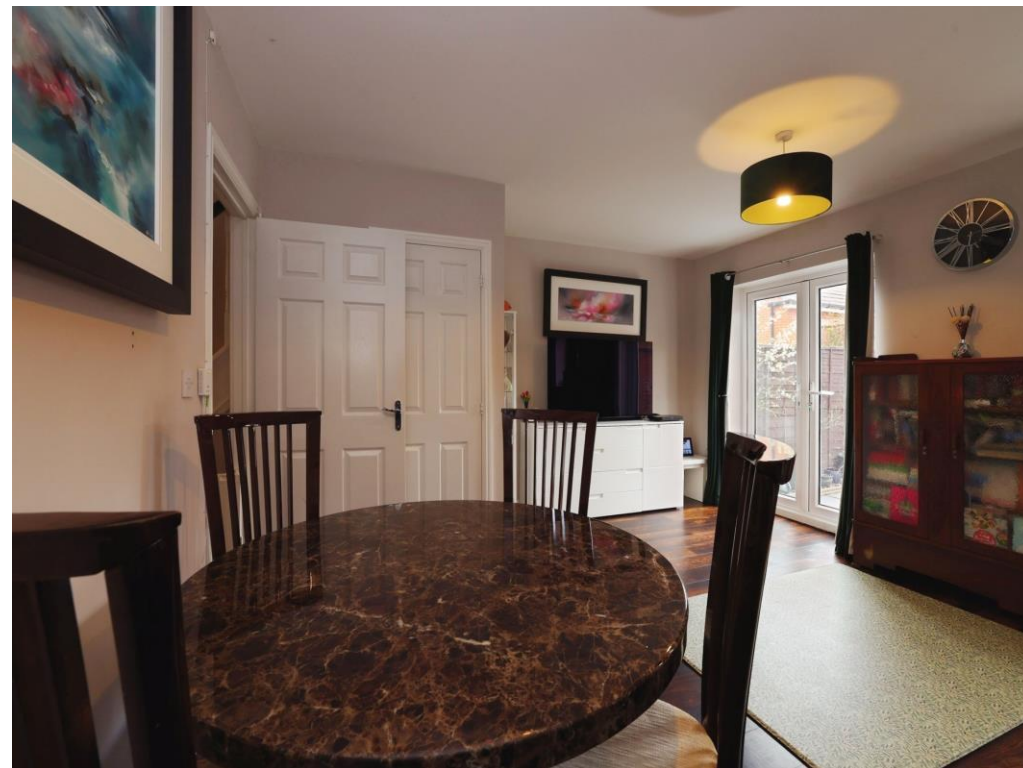
Front Garden

Small shaded area edges by decorative railings and brick pillar,

Garage & Parking Space

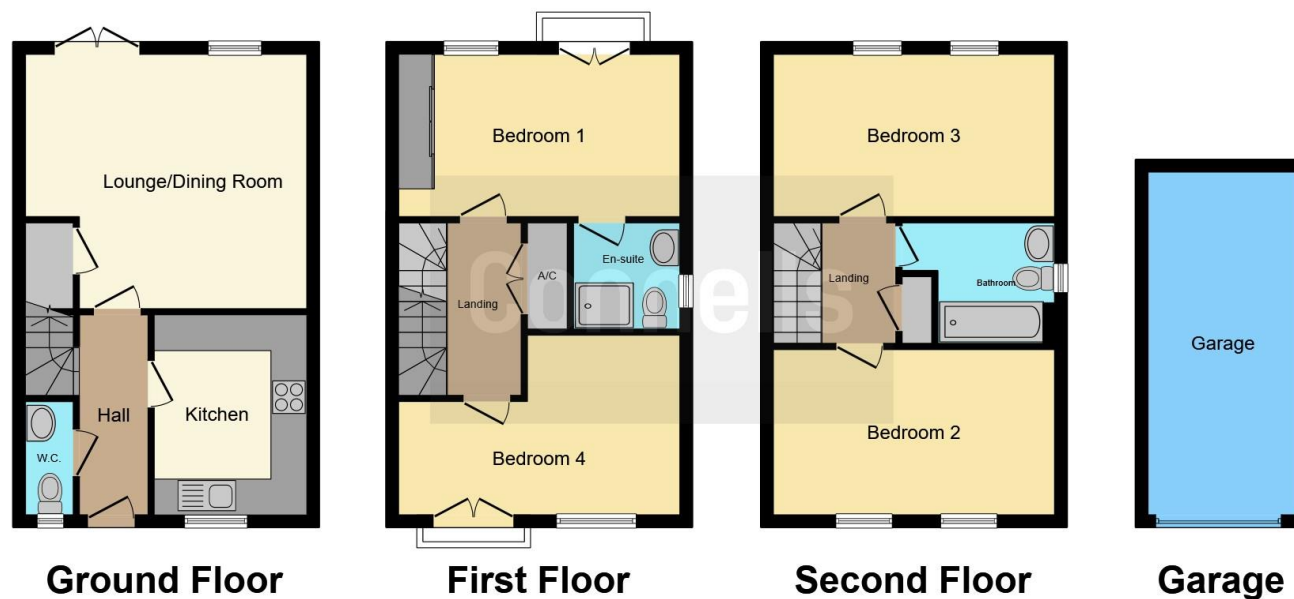
18' 8" x 8' 2" (5.69m x 2.49m)

Situated in a separate block to the rear of the garden. Up and over door. Single parking space in front of the garage.









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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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