



**Connells**

Aranda The Avenue  
Porton Salisbury



# Aranda The Avenue Porton Salisbury SP4 0NT

for sale  
**£450,000**



## Property Description

Offering to the market this detached bungalow in The Avenue, Porton, Salisbury. The property, which sits in well maintained mature gardens, offers a lounge/dining room, conservatory, kitchen, principal bedroom with dressing room and en-suite four piece bathroom, two further bedrooms and a bathroom. There is a driveway for four vehicles and a garage.

Porton is a village in the Bourne valley, Wiltshire, England, about 5 miles northeast of Salisbury. Local amenities include a primary school and pub/restaurant. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

## Porch

### Entrance Hall

Doors to all rooms.

### Lounge/Dining Room

26' 9" x 15' 10" ( 8.15m x 4.83m )

Dual aspect room with large picture window to front aspect, two windows to side aspect, patio doors to conservatory.

### Kitchen

11' 10" x 7' 9" ( 3.61m x 2.36m )

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, spaces for cooker, washing machine, fridge freezer and dishwasher. Window and door rear aspect.

### Conservatory

9' 9" x 9' 2" ( 2.97m x 2.79m )

Part brick construction, French doors to rear garden.

## Principal Suite

10' 3" x 13' 11" ( 3.12m x 4.24m )

Rear aspect.

## Dressing Room

10' x 8' 6" ( 3.05m x 2.59m )

Fitted wardrobes, window and door rear aspect, door to en-suite.

## Four Piece En-Suite

9' 4" x 7' 6" ( 2.84m x 2.29m )

Comprising a shower cubicle, wash hand basin set into vanity unit, bidet, WC and heated towel rail.

## Bedroom Two

13' 10" x 10' 2" ( 4.22m x 3.10m )

Fitted wardrobe, front aspect.

## Bedroom Three

10' 5" x 9' 6" ( 3.17m x 2.90m )

Front aspect.

## Bathroom

Comprising a panel enclosed bath with shower above and glass shower screen, pedestal wash hand basin, WC and heated towel rail.

## Outside

### Front Garden

Large lawned area with path to front door and mature trees and shrubs.

### Rear Garden

Large, mature and well maintained attractive gardens, enclosed by fencing, mature shrubs and trees with patio, garden pond, rockery and mature shrubs and trees. Several areas for various seating, hosting or relaxing.

## Parking

Paved driveway for four cars.

## Garage

19' 11" x 10' 2" ( 6.07m x 3.10m )

Up and over door, power and lighting, central heating boiler.















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: D Council Tax  
 Band: F

Tenure: Freehold

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