



**Connells**

Eyres Drive  
Alderbury Salisbury



## Property Description

Offering to the market this detached house in Eyres Drive, Alderbury, Salisbury. The property has a lounge leading through to the separate dining room, a conservatory, kitchen and cloakroom on the ground floor. The first floor has four bedrooms and a bathroom. The southerly facing rear garden offers a high degree of privacy. There is a detached garage and driveway parking for three vehicles. The property also benefits from being situated at the end of a cul-de-sac and also having no onward chain.

Alderbury is a village and civil parish in Wiltshire, England, in the south of the county around 3 miles (5 km) southeast of Salisbury. The medieval city of Salisbury offers a range of entertainment, cultural and shopping facilities. There is also a twice weekly market. Salisbury has direct rail links to London Waterloo, Southampton and the West Country

### Entrance Hall

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

### Cloakroom

Comprising wash hand basin built into vanity storage unit, WC. Window side aspect.

### Lounge

14' 11" x 13' 2" ( 4.55m x 4.01m )

Decorative stone fireplace with coal effect electric fire. Window front aspect, double doors to dining room.

### Dining Room

12' 3" x 10' 11" ( 3.73m x 3.33m )

Serving hatch to kitchen, double doors to conservatory

### Conservatory

8' 9" max x 8' max ( 2.67m max x 2.44m max )

Brick and glass construction, door to garden

### Kitchen

11' 10" x 8' 11" ( 3.61m x 2.72m )

Comprising wall and base units with work surfaces above, 1 & 1/2 bowl stainless steel sink drainer with mixer tap, raised double oven & grill, inset gas hob with extractor above, spaces for washing machine, dishwasher & fridge freezer. Central heating boiler. Window side aspect, door and window rear aspect.

## First Floor

### Landing

Doors to bedrooms & bathroom

### Bedroom One

19' 9" x 13' 3" ( 6.02m x 4.04m )

Built in wardrobes. Window front aspect.

### Bedroom Two

10' 7" x 10' ( 3.23m x 3.05m )

Built in wardrobes. Window rear aspect.

### Bedroom Three

10' 9" x 9' 5" max ( 3.28m x 2.87m max )

Built in cupboard, window front aspect

### Bedroom Four

9' 5" x 7' 2" ( 2.87m x 2.18m )

Window rear aspect.

### Bathroom

Comprising panel enclosed bath with shower above and glass shower screen, wash and basin and concealed cistern WC built into vanity storage unit. Window rear aspect.

### Outside

#### Rear Garden

Private southerly facing garden to rear and side bordered by fencing, hedge and garage. Block paved patio ideal for al-fresco dining, lawn inset with bricked edged planting beds and raised bed with mature planting.

#### Front Garden

Small lawned area with mature planting extending to the side, slabbed path to front door.

#### Parking

Driveway parking for 3 vehicles.

#### Garage

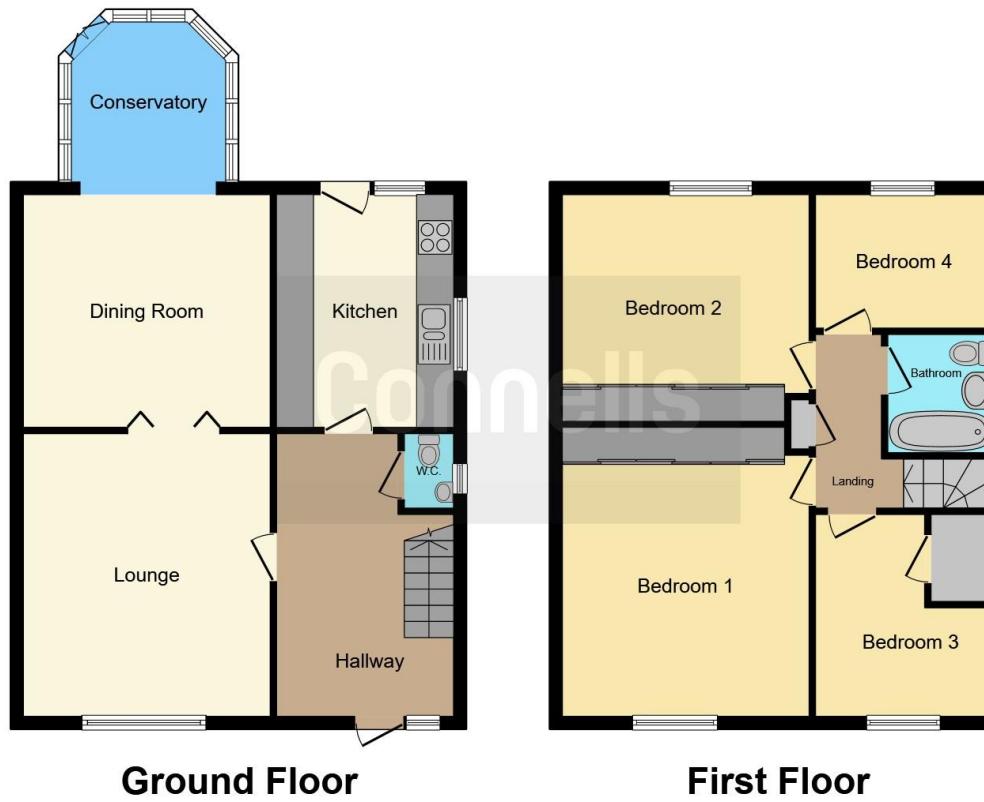
16' 9" x 8' 10" ( 5.11m x 2.69m )

Electric garage door, window rear aspect.









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: C    Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: SAL307862 - 0009