



Connells

Ayrshire Close  
Salisbury





## Property Description

Offering to the market this extended, detached house in Ayrshire Close, Salisbury. The property offers a cloakroom, lounge, kitchen diner and utility room on the ground floor. The first floor offers a master bedroom with en-suite shower room, 3 further bedrooms and a shower room. The good sized rear garden has a patio for entertaining plus a lawn and mature trees and shrubs. There is a single garage and driveway parking.

Ayrshire close is a cul-de-sac located just off Devizes Road (A360) and is approximately 2.5 miles from the city centre and is served by frequent bus services to and from Salisbury. Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

## Entrance Porch

Door to cloakroom, door to lounge

## Cloakroom

Comprising Wash hand basin, WC. Front aspect

## Lounge

15' 2" x 18' ( 4.62m x 5.49m )

Front aspect

## Kitchen Diner

Comprising wall and base units with work surfaces above, sink drainer with mixer tap, oven and hob with extractor unit above, space for under counter fridge, space for dishwasher, space for dining table and chairs, double doors to garden. Rear aspect.

## Utility Room

12' 5" x 7' 5" ( 3.78m x 2.26m )

Sink, space for large fridge freezer, central heating boiler. Door and window to rear aspect.

## Landing

Doors to bedrooms and shower room

## Bedroom One

14' 7" x 10' ( 4.45m x 3.05m )

Front aspect

## En-Suite

Shower and wash hand basin

## Bedroom Two

Dual aspect front and rear, partial restricted head height front aspect. Loft access

## Bedroom Three

11' 7" x 10' ( 3.53m x 3.05m )

Rear aspect

## Bedroom Four

11' 3" max x 7' 11" max ( 3.43m max x 2.41m max )

Airing cupboard, left access.

## Shower Room

Comprising shower cubicle, ash hand basin set into fitted vanity & storage cupboard, concealed, cistern WC, rear aspect.

## Outside

## Rear Garden

Garden enclosed by fencing and having a patio adjacent to the kitchen diner ideal for al-fresco dining, gravelled area and lawn. Mature trees and shrubs.

## Front Garden

Area of lawn with boundary fencing, gated access to the rear garden

## Garage

16' 1" x 7' 6" ( 4.90m x 2.29m )

Up and over door.

## Parking

Shared access driveway.



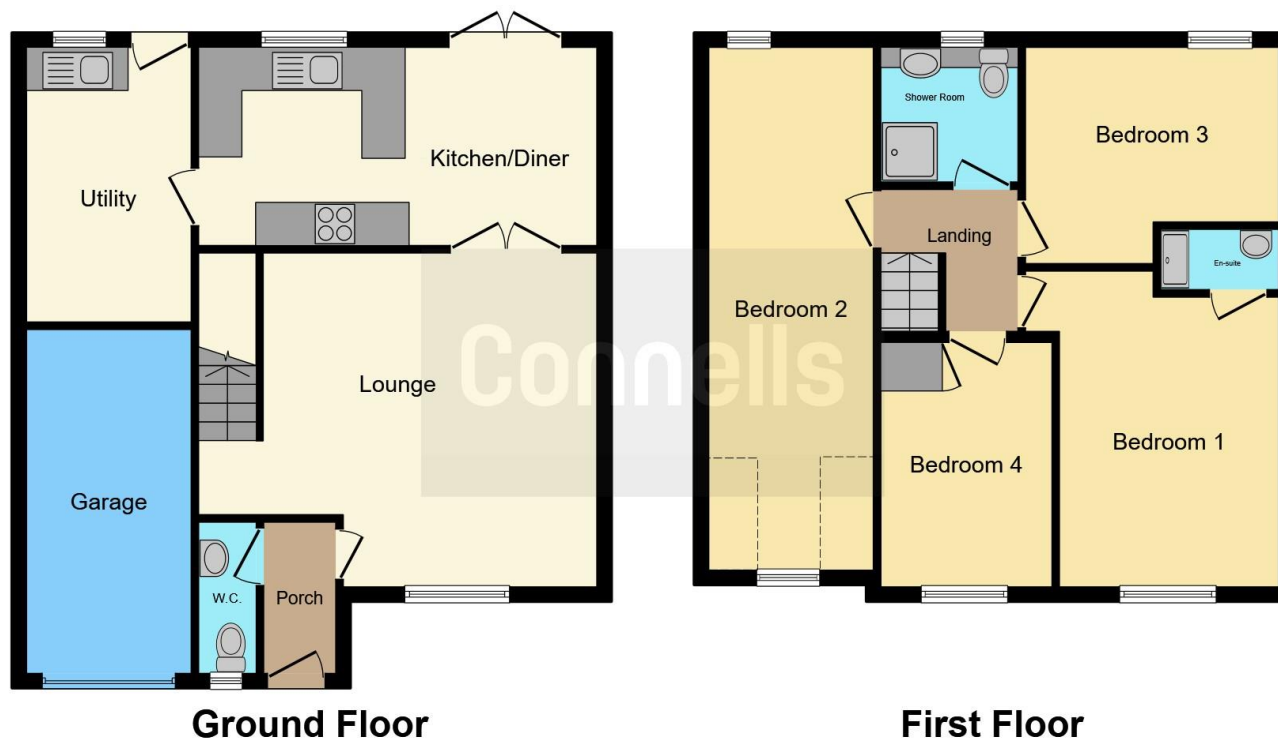












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
 Salisbury SP1 3TS

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SAL307618](http://connells.co.uk/Property/SAL307618)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SAL307618 - 0004