



**Connells**

Tanners Field  
Amesbury Salisbury



## Property Description

This four bedroom link detached style of house is nicely tucked away within the popular Butterfield area of Amesbury. The property needs a little updating and comes with a conservatory, study, marble fireplace and very private garden. The town centre and A303 are both minutes away and the property is offered with no onward chain.

### Entrance Hall

Access to cloakroom, lounge and kitchen/dining room, stairs to first floor landing.

### Cloakroom

Comprising a WC and wash hand basin.

### Lounge

16' 8" max x 13' 2" max ( 5.08m max x 4.01m max )

Stylish marble open fireplace with gas coal effect fire, two wall light points, access to conservatory, dining area and study.

### Study

9' x 8' 6" ( 2.74m x 2.59m )

rear aspect.

### Conservatory

11' 7" max x 10' 2" max ( 3.53m max x 3.10m max )

French doors to garden.

### Kitchen/ Dining Room

17' 8" x 9' 2" ( 5.38m x 2.79m )

Comprising a single drainer sink unit with mixer taps, range of wall and base units with work surfaces over, built in double oven, inset hob unit with hood over, space for fridge and freezer, space for dishwasher, space for washing machine, double aspect.

### Dining Area

Double doors to lounge, door to garden.

### Galleried Landing

Built in airing cupboard, side aspect.

### Master Bedroom

13' x 9' 8" ( 3.96m x 2.95m )

Size incorporates twin built in double wardrobes, front aspect.

### Ensuite

Comprising a shower cubicle, wash hand basin and WC, heated chrome towel rail.

### Bedroom Two

17' 9" max into bay x 8' 6" ( 5.41m max into bay x 2.59m )

Double aspect.

### Bedroom Three

12' 9" max x 9' 9" max ( 3.89m max x 2.97m max )

Rear aspect.

### Bedroom Four

9' x 6' 7" ( 2.74m x 2.01m )

Rear aspect.

### Bathroom

Comprising a panel enclosed bath with mixer taps, shower attachment and glass screen, pedestal wash hand basin, WC.

### Outside

#### Front Garden

A delightful front corner plot with and area of lawn and well established borders.

#### Rear Garden

Offering an attractive outlook and good privacy the rear garden features a patio and shaped area of lawn with well established shrubs and a concealed timber shed. There is also gated side access.

#### Integral Garage

With up and over door.









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**EPC Rating: D**

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Tenure: Freehold



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