



Connells

Lancelot Way
Amesbury Salisbury



Property Description

This Bloor built detached house is situated within this recently built development located within easy access of the A303, Salisbury and Andover. The property is directly next to an area of parkland and benefits from an ensuite to the master bedroom and garage approached by private driveway. There is no onward chain.

Entrance Hall

Return staircase to first floor landing, doors to kitchen/dining room, lounge, cloakroom, storage cupboard.

Cloakroom

Comprising a wash hand basin and WC.

Lounge

17' 3" max into bay x 11' (5.18m max into bay x 3.35m)

Dual aspect.

Kitchen/ Dining Room

21' 3" x 10' max (6.48m x 3.05m max)

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 glass and steel hood over, space for dishwasher, space for fridge/freezer, wine cooler, peninsular unit, French doors to rear garden.

Landing

Half landing with angled bay and beautiful views over parkland.

Master Bedroom

10' 3" x 9' 2" plus 2' 7" recess (3.12m x 2.79m plus 2' 7" recess)

Size incorporates fitted double wardrobe.

Ensuite

Comprising a double shower cubicle, wash hand basin with mixer taps and W, downlighter spots..

Bedroom Two

12' x 9' 5" max (3.66m x 2.87m max)

Front aspect

Bedroom Three

10' 3" x 7' 3" plus 2' recess (3.12m x 2.21m plus 2' recess)

Front aspect.

Bedroom Four

9' x 6' 4" plus 3' recess (2.74m x 1.93m plus 3' recess)

Front aspect.

Bathroom

Comprising a panel enclosed bath with shower attachment and glass screen,

pedestal wash hand basin, WC, heated towel rail, downlighter spots.

Outside

Rear Garden

This garden is mostly laid to lawn with patio and raised shrub borders with sleepers. There are trees to the rear and gated side access leads to the garage and driveway. Further features include an external water supply and floodlighting.

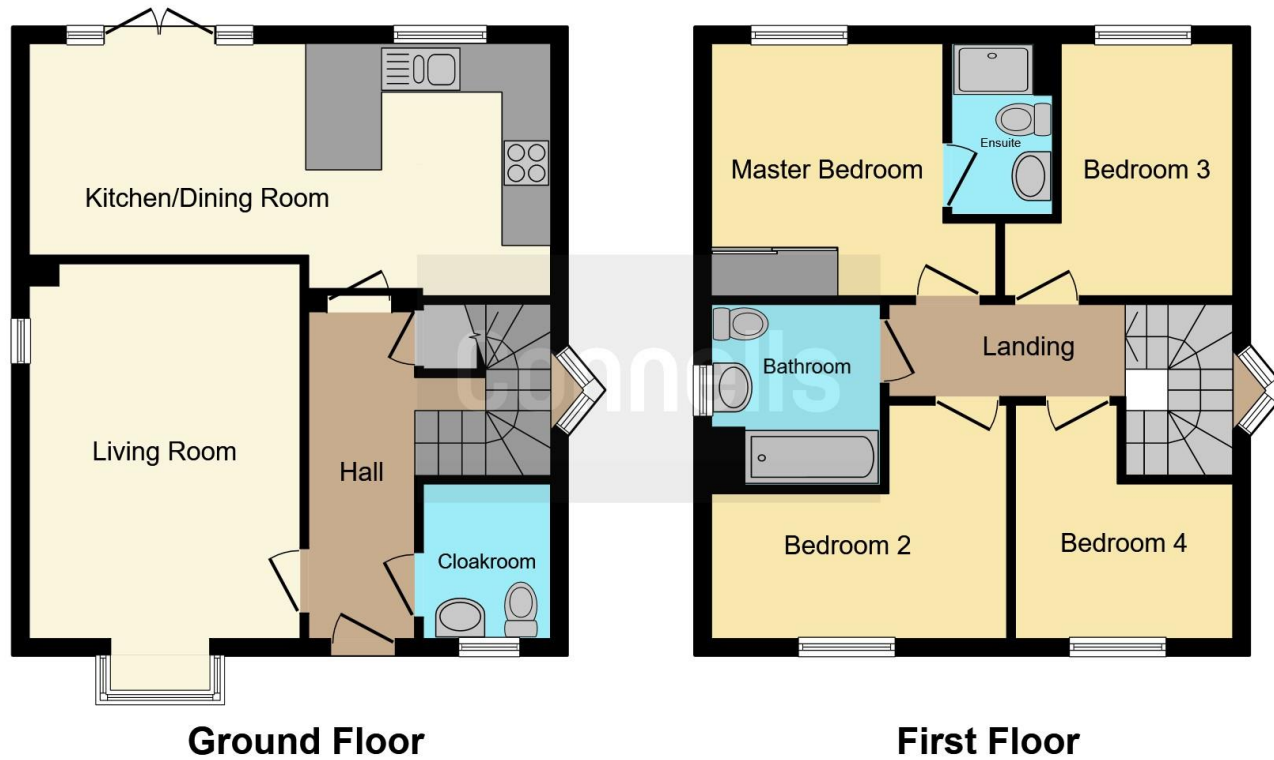
Garage

Adjacent and approached by a driveway with turning area at the front.









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

To view this property please contact Connells on

T 01980 622 662
E amesbury@connells.co.uk

Unit 3 23 Salisbury Street AMESBURY
 SALISBURY SP4 7AW

EPC Rating: B

Tenure: Freehold

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