



Connells

Kingfisher Drive
Durrington SALISBURY



Property Description

Beautiful walks along the river Avon are close to this detached house which benefits a lovely garden with good privacy. The property features four bedrooms, an ensuite and a reconfigured Kitchen/breakfast room. Durrington itself offers all main amenities and the A303 is just minutes away.

Entrance Hall

Stairs to first floor landing, access to cloakroom, lounge and kitchen/breakfast room.

Cloakroom

Comprising a WC and wash hand basin.

Lounge

16' x 11' 9" (4.88m x 3.58m)

Feature fireplace, front aspect.

Dining Room

11' 6" x 9' (3.51m x 2.74m)

French doors to garden.

Kitchen/ Breakfast Room

18' 6" x 9' 6" max (5.64m x 2.90m max)

Comprising a single drainer sink unit, extensive range of stylish wall and base units with work surface over, fitted range oven with canopy hood over, built in and concealed dishwasher, built in fridge/freezer, rear aspect with door to garden and door to..

Utility Area

With appliance space.

Landing

Built in airing cupboard.

Bedroom One

11' 8" max x 10' 8" max (3.56m max x 3.25m max)

Built in double wardrobe, front aspect.

Ensuite

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

Bedroom Two

10' max x 9' 6" max (3.05m max x 2.90m max)

Fitted double wardrobe, rear aspect.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

Front aspect.

Bedroom Four

8' 3" x 7' (2.51m x 2.13m)

Rear aspect.

Luxury Shower Room

Comprising a double shower cubicle, wash hand basin set on vanity unit and WC with concealed cistern,

Outside

Rear Garden

This lovely garden is laid to lawn with patio and features a part covered area of decking making it ideal for alfresco dining and entertaining. The garden is enclosed by wall and wood panel fencing and has mature borders.

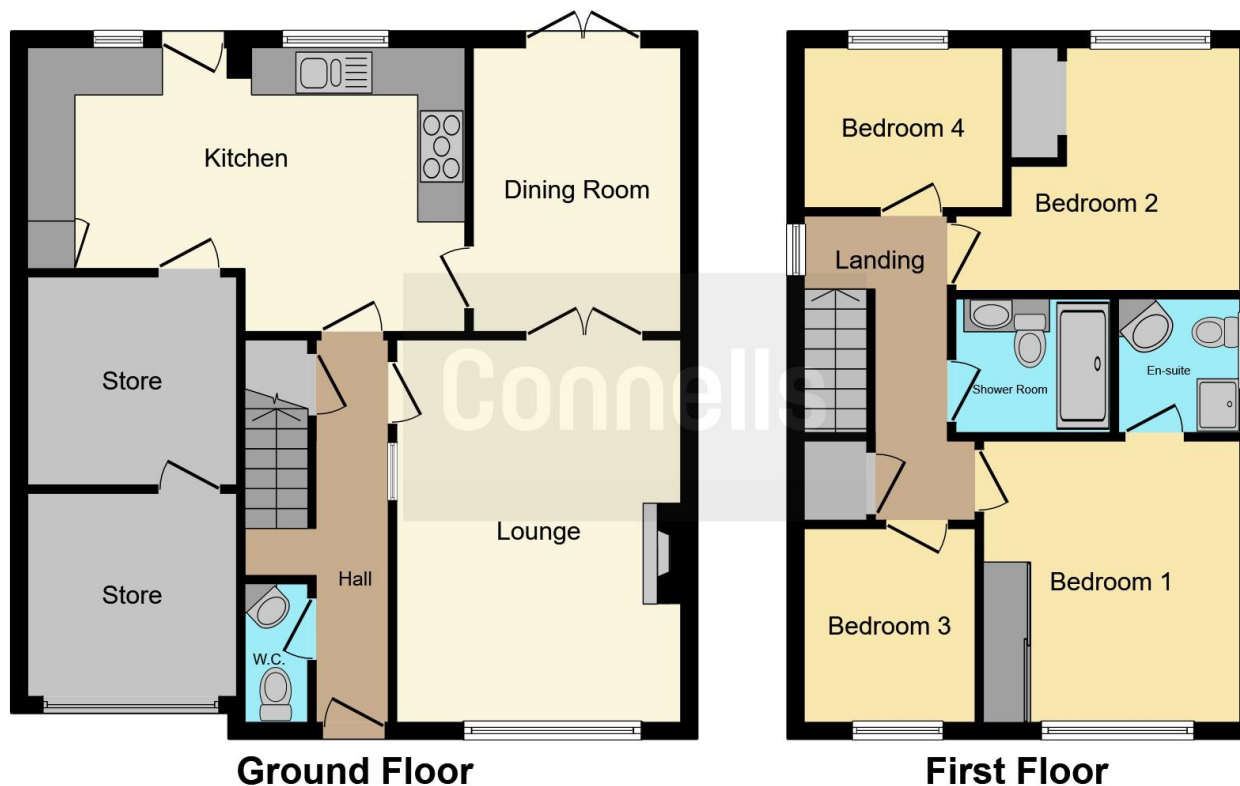
Garage

Currently used as a storage area to the front with utility area behind.









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/ABY308202



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ABY308202 - 0003