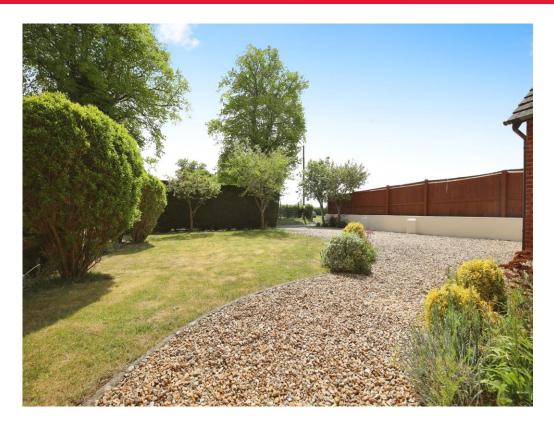


Connells

Old Post Office Lane Netheravon SALISBURY

Old Post Office Lane Netheravon SALISBURY SP4 9RD







Property Description

Located down a little lane and being close to village amenities including a shop, post office, primary school and pub restaurant, this attractive brick and flint detached house offers a very high degree of privacy and lovely views. Along with the living room there is a study and an impressive L'shaped dining/snug conservatory measuring 17' max x 14' max. There is no onward chain.

Entrance Hall

Staircase to first floor landing, doors to kitchen, lounge and cloakroom, storage cupboard.

Cloakroom

Comprising a wash hand basin and WC.

Lounge

14' 9" x 11' 10" (4.50m x 3.61m)

Adams-style fireplace with marble hearth, lovely aspect to front.

Study

11' 7" x 9' (3.53m x 2.74m)

French doors to the dining/ snug conservatory,

Dining / Snug Conservatory

17' 4" max x 14' max narrowing to 8' 6" (5.28m max x 4.27m max narrowing to 2.59m) Wall light point, French doors to garden.

Kitchen

11' 6" x 8' 8" (3.51m x 2.64m)

Comprising a single drainer sink unit with mixer taps, range of stylish wall and base units, built in larder unit and spice racks, large range oven with canopy hood over, appliance space, French doors to conservatory dining area.

Galleried Landing

Side aspect, built in airing cupboard.

Bedroom One

10' 10" x 10' 3" (3.30m x 3.12m)

Size incorporates fitted wardrobes. Gorgeous views to the front.

Bedroom Two

11' 4" x 8' 7" (3.45m x 2.62m)

Door recess, rear aspect.

Bedroom Three

8' x 7' 3" (2.44m x 2.21m)

Plus 3' 7" door recess, side aspect.

Bedroom Four

7' 2" x 7' (2.18m x 2.13m)

Built in cupboard, front aspect.

Bathroom

Comprising a panel enclosed bath with built in

shower and display niches, pedestal wash hand basin, WC, downlighter spots.

Outside

Front Garden

A well-established garden offering good privacy and being laid to lawn with borders and hedgerow.

Rear Garden

Of an excellent size and offering a large patio area which leadis to an area of lawn area with a mature raised border to one side with large shrubs and a well concealed oil tank. The garden offers a lovely summer outlook and there is a high degree of privacy. Further features include a timber shed and gated side access..

Detached Garage

With power and light and approached by a gravel 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

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: Awaited Council Tax Band: E

view this property online connells.co.uk/Property/ABY308300



Tenure: Freehold



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.