



Connells

Lancelot Way
Amesbury SALISBURY



Property Description

This Bloor-built, brick and flint detached house comes complete with a 26' kitchen/dining conservatory with part vaulted ceiling, a separate study, double aspect lounge with bay and master suite with luxury ensuite, and part walled garden. The property is located within minutes of the A303 and Salisbury.

Entrance Hall

Access to cloakroom, lounge kitchen and study, return staircase to first floor galleried landing, built in storage cupboard..

Cloakroom

Comprising a WC and wash hand basin.

Lounge

16' max x 13' (4.88m max x 3.96m)

Double aspect with bay window.

Study

9' 2" max x 7' max (2.79m max x 2.13m max)

Front aspect.

Kitchen/Dining Conservatory

26' x 10' 4" (7.92m x 3.15m)

Comprising a single drainer bowl and a half 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, fridge/ freezer space, space for dishwasher, wine rack, downlighter spots, rear aspect.

Dining Area

Vaulted ceiling, wall light points, French doors to garden.

Utility Room

6' 5" max x 6' 5" max (1.96m max x 1.96m max)

Base units with space for washing machine and tumble drier, door to side.

Galleried Landing

Built in storage cupboard.

Master Bedroom

11' 2" max x 11' max (3.40m max x 3.35m max)

Built in double wardrobe, attractive street view.

Ensuite

Comprising a triple shower cubicle with rain head shower, wash hand basin set on vanity unit, WC, heated towel rail,

Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m)

Double aspect, door recess.

Bedroom Three

14' max x 8' 7" (4.27m max x 2.62m)

Double aspect with feature porthole window and attractive street view.

Bedroom Four

12' x 6' (3.66m x 1.83m)

Rear aspect.

Bathroom

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

Outside

Rear Garden

Being part walled this attractive garden offers a shaped lawn area and semi-circular patio which is ideal for entertaining. Further features include courtesy lighting, gated side access, external water supply and personal door to the garage.

20' Garage

With up and over door, power and light, eaves storage space and personal door to the garden, all approached by a private driveway.

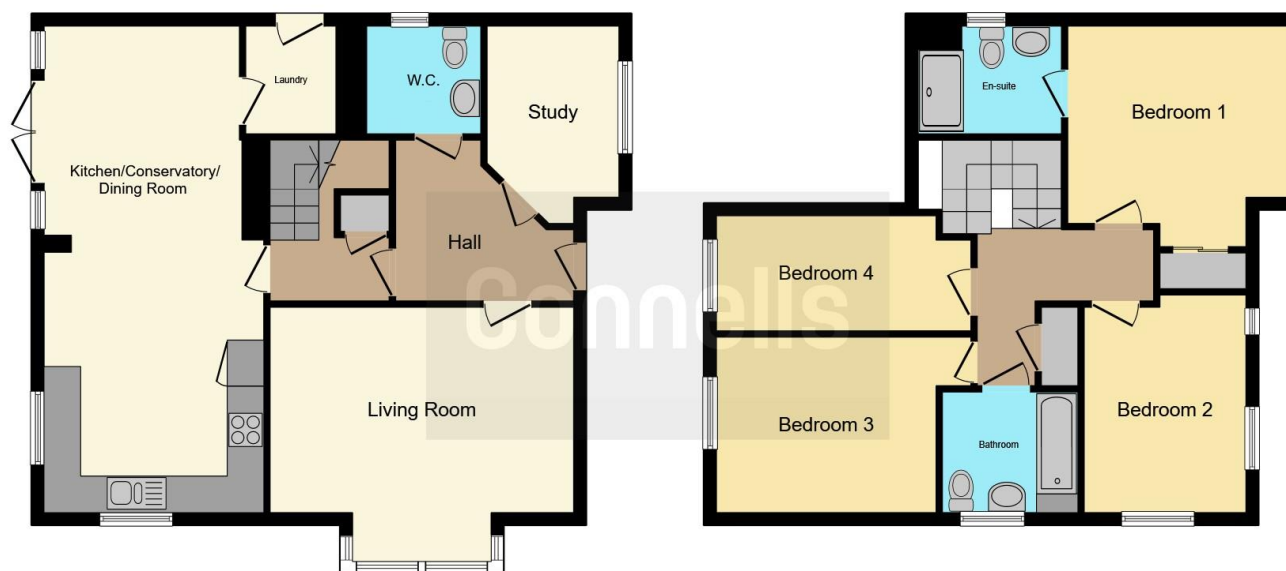
Agent's Note

The block paved area at the front is a turning area.









Ground Floor

First Floor

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Unit 3 23 Salisbury Street AMESBURY
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EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

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