



**17 Kingfisher Drive, Durrington Salisbury SP4 8LJ**

**welcome to**

**Kingfisher Drive, Durrington Salisbury**

Fox and Sons are delighted to bring to the market this spacious three bedroom semi-detached property located in Durrington with local amenities, travel links and schools in close proximity.



### Entrance Porch

UPVC door to the side aspect, double glazed window to the side, door into cloakroom and into the living room/dining room.

### Living/dining Room

25' 3" max x 14' 6" ( 7.70m max x 4.42m )

Double glazed window to the front aspect, open to the dining area, stairs rising to the first floor, door into the kitchen and double glazed door to the rear into the garden. Radiator and storage cupboard.

### Kitchen

10' 6" x 7' 5" ( 3.20m x 2.26m )

Double glazed window to the rear aspect, wall and base matching fitted units, inset sink, space for appliances and radiator.

### Landing

Carpet flooring, doors to all bedrooms and bathroom and storage cupboard.

### Bedroom One

8' 6" x 13' 4" ( 2.59m x 4.06m )

Double glazed bay window to the front aspect, built in wardrobe, carpet flooring and radiator.

### Bedroom Two

10' 8" x 7' 8" ( 3.25m x 2.34m )

Double glazed window to the rear aspect, carpet flooring and radiator.

### Bedroom Three

6' 6" x 7' 4" ( 1.98m x 2.24m )

Double glazed window to the rear aspect, carpet flooring and radiator.

### Bathroom

Double glazed window to the front aspect, bath with overhead shower, wash hand basin, W/C and towel radiator.

### Garden

Rear enclosed garden with laid to lawn and patio and gravel area.

### Parking & Garage

Off road parking in front of the single garage



Total floor area 70.6 sq.m. (760 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Kingfisher Drive, Durrington Salisbury

- Three Bedroom
- Semi-Detached House
- Downstairs Cloakroom
- Village Location
- Single Garage

Tenure: Freehold EPC Rating: D

**£285,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
AME105195 - 0004

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