



**Simmance Way, Amesbury Salisbury SP4 7TD**

**welcome to**

**Simrance Way, Amesbury Salisbury**

Located in Amesbury, this four bedroom detached property benefits from spacious living throughout internally and externally. With open plan, kitchen/ dining, living room and study, cloakroom, four bedrooms, family bathroom and en-suite. Large garden, driveway and single garage.



### **Front Garden**

Laid to lawn area and pathway to front door.

### **Entrance Hall**

Double glazed door to the front aspect, opening into the entrance hallway, stairs leading to the first floor, radiator and doors to;

### **Cloakroom**

Double glazed window to the side aspect, radiator, wash hand basin and W/C.

### **Kitchen/ Dining Room**

17' 10" x 9' 2" ( 5.44m x 2.79m )

Double glazed window to the front aspect, UPVC door to the side aspect, modern fitted wall and base matching units, built in oven and microwave, inset sink, five ring gas hob, breakfast bar, back splash tiling, vinyl flooring, radiator and archway to living room.

### **Living Room**

16' 9" x 11' 4" ( 5.11m x 3.45m )

Double glazed window to the rear aspect and French doors opening into the garden, vinyl flooring, radiator, television point and archway into the study.

### **Study**

8' 11" x 8' 3" ( 2.72m x 2.51m )

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

### **First Floor Landing**

Stairs rising from the entrance hallway, carpet flooring, radiator, airing cupboard, doors to all bedrooms and bathroom.

### **Main Bedroom**

13' 3" x 9' 10" ( 4.04m x 3.00m )

Double glazed window to the front aspect, carpet flooring, built in wardrobes, door to the en-suite and radiator.

### **En-Suite**

Double glazed window to the side aspect, shower cubicle, wash hand basin, towel radiator and W/C.

### **Bedroom Two**

12' 8" x 9' 10" ( 3.86m x 3.00m )

Double glazed window to the rear aspect, carpet flooring, fitted over the bed storage cupboards and radiator.

### **Bedroom Three**

17' 7" x 8' 4" ( 5.36m x 2.54m )

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

### **Bedroom Four**

9' 1" x 6' 7" ( 2.77m x 2.01m )

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

### **Family Bathroom**

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

### **Rear Garden**

Enclosed rear garden, with summer house with electrics, decking, patio and laid to lawn areas and outside tap, side access to front.

### **Driveway & Garage**

Single garage & driveway in front.



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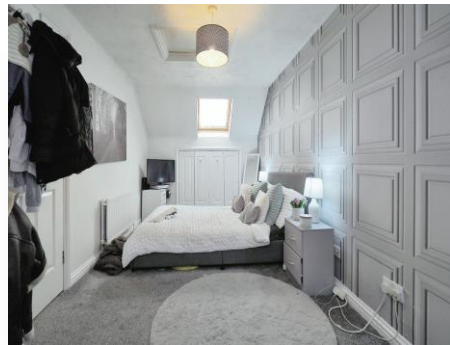
welcome to

## Simrance Way, Amesbury Salisbury

- Four Bedroom
- Detached House
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Main Bedroom with En-Suite

Tenure: Freehold EPC Rating: C

**£365,000**



Please note the marker reflects the postcode not the actual property

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