

# 2 Shears Drive, Amesbury Salisbury SP4 7YA



# welcome to

# Shears Drive, Amesbury Salisbury

Welcome to Shears Drive, this five-bedroom family home has a plethora of features from bespoke kitchen with integrated appliances and quality hand-made fitted furniture. To reserve your spot to view call us in branch today.













#### **Entrance Hall**

Engineered oak flooring, access to downstairs cloakroom, office, kitchen and staircase to the first floor, Aurum Alarm system access panel. All doors and skirting boards on the ground floor are solid oak.

#### **Downstairs Cloakroom**

Engineered oak flooring, Villeroy & Boch ceramic basin and w/c, radiator, towel rail.

#### Office

13' 1" x 9' 9" ( 3.99m x 2.97m )

Sycamore desk with birdseye maple panel cupboards, lacquered bookcase unit with maple top and enclosed cupboards, front aspect double glazed window, plantation shutters, carpet.

#### Utility

12' 9" x 4' 8" ( 3.89m x 1.42m )

Volcanic stone flooring, bespoke cabinets and work top to match kitchen, water softener in cupboard, glow worm boiler, Miele dishwasher and washer/dryer, oversized Miele Fridge Freezer, radiator with towel rail, access to side of the property.

#### Kitchen

#### 15' 5" x 11' 7" ( 4.70m x 3.53m )

Hand built kitchen by local craftsman, Farrow and Ball coloured lacquer finish with extra wide, deep drawers and full extension runners, with solid beech dovetailed drawer linings. Lowered height oak plinth and thick solid oak worktops and oak cornice mouldings. Two larder cupboards with pull out trays, one with fitted Kenwood Major Mixer. there is also built in Miele oven and steam oven, two warming drawers, Miele induction hob Miele extractor fan, one vertical radiator and engineered oak flooring, Belfast sink with nickel taps and power rinse.

#### **Dining Room**

11' 11" x 11' 6" ( 3.63m x 3.51m ) Glazed bi-fold doors to rear garden, oak bi-fold doors into snug, bespoke fitted large cupboard in steamed beach with doors enclosing deep shelves above and three full extension drawers below, engineered oak flooring.

#### Snug/Lounge

11' 6" x 10' 2" ( 3.51m x 3.10m ) Carpet, front aspect double glazed window, plantation shutters, two vertical radiators.

#### Landing

Carpet, airing cupboard with mega flow water tank, ash handrails with finials to newel posts, dual aspect double glazed windows.

#### Main Lounge

22' 6" x 11' 6" (6.86m x 3.51m) Dual aspect double glazed windows, two radiators, gas fire with stone surround, carpet, two fitted sycamore corner shelves. Currently room set up as part lounge part dining.

#### **Master Bedroom**

15' 8" x 13' 2" ( 4.78m x 4.01m )

Bespoke fitted breakfront wardrobe with quarter turned columns, three double doors enclosing a beach interior with some full height hanging and some 3/4 with shelves above, below six beech full extension deep drawers with oak heart shape knobs with solid oak plinth, cornice moulding, carpet, radiator, front aspect double glazed window.

#### En-Suite

Stone flooring and tiled walls, rain head shower with Hans Grohe control unit, w/c with concealed cistern and sink, rear aspect double glazed window with plantation shutter and stainless-steel handrails.

#### **Bedroom Two**

14' x 13' 4" ( 4.27m x 4.06m ) Carpet, front aspect double glazed window, built in wardrobes with sliding mirror doors.

#### **En-Suite**

Shower, w/c, sink, side aspect double glazed window, tiled flooring and towel rail.

#### **Bedroom Three**

15' 5" x 11' 6" ( 4.70m x 3.51m ) Carpet, front aspect double glazed window, radiator.

#### **Bedroom Four**

10' x 9' 8" ( 3.05m x 2.95m ) Carpet, radiator, rear aspect window double glazed window.

#### **Bedroom Five**

10' 6" x 8' 2" (  $3.20m \times 2.49m$  ) Carpet, front aspect window double glazed window and built in bespoke storage, radiator.

#### **Family Bathroom**

Tiled flooring and walls, bath, low level w/c, sink, rear aspect double glazed window and towel rail.

#### **Rear Garden**

Landscaped lawn and flower beds, Japanese style pergola, Iroko decking in corner in aspect of the garden with access to dining room, automatic irrigation system for potted plants, two cold frames and access to double garage.

#### Double Garage

With power, lights, storage and electric insulated roller garage doors. there is also a further two parking spaces next to garage.





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# **Shears Drive, Amesbury Salisbury**

- Five Bedroom Detached Family Home
- Tax Band E
- Double Garage
- Bespoke Cabinetry Throughout Selected Rooms
- Close to Amenities and Schools

Tenure: Freehold EPC Rating: C

offers over

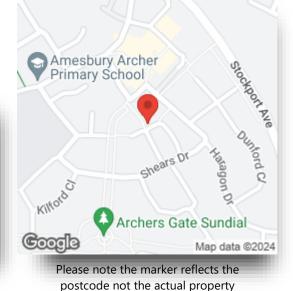
£650,000





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