



**4 Yewtree Close, Durrington Salisbury SP4 8NG**

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## **Yewtree Close, Durrington Salisbury**

Spacious five-bedroom detached home, set in the heart of Durrington in a quiet cul-de-sac. Close to amenities and schools, makes this property a perfect family home.

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### **Auctioneer's Comments**

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### **Front Garden**

Reinforced with iron girders and sleepers across the front of the property, laid to lawn with idyllic views.

### **Entrance Hall**

Front door has obscured glass. Karndean flooring, radiator, understairs storage.

### **Downstairs Cloakroom**

Tiled flooring, w/c, sink, heated towel rail, extractor fan.

### **Study**

9' 6" x 10' 7" ( 2.90m x 3.23m )

Carpet, radiator, Hammond's built-in cabinets, front aspect double glazed bay window.

### **Lounge**

22' 3" x 13' 1" ( 6.78m x 3.99m )

Carpet flooring, patio doors to garden, front aspect window double glazed, two radiators, gas fireplace, t.v. aerial point.

### **Dining Room**

15' x 13' 1" ( 4.57m x 3.99m )

Karndean flooring, patio doors to garden, two radiators.

### **Reception Room Three**

15' x 8' 7" ( 4.57m x 2.62m )

Carpet, radiator, front aspect double glazed window, t.v. aerial point.

### **Kitchen**

13' x 9' 6" ( 3.96m x 2.90m )

Rear aspect double glazed window, Karndean flooring, peninsular with storage, new five ring gas burner, extractor hood, integrated fridge, radiator, new double electric oven, under unit lighting. Archway to dining room and utility.

### **Utility Room**

5' 9" x 5' 6" ( 1.75m x 1.68m )

Karndean flooring, gas boiler, space for washing machine, dishwasher, tumble dryer, double glazed door to garden.







### **Landing**

Carpet, two storage cupboards (one containing immersion heater), hatch with stairs to a part boarded attic.

### **Bedroom One**

13' 6" x 10' 3" ( 4.11m x 3.12m )

Carpet, radiator, front aspect double glazed bay window with views of the vista, built-in wardrobes, t.v. aerial point.

### **En-Suite**

Refitted: with w/c, sink with vanity, electric power shower, heated towel rail, front aspect double glazed window, extractor fan.

### **Bedroom Two**

15' x 10' 7" ( 4.57m x 3.23m )

Carpet, radiator, built-in wardrobe, rear aspect double glazed window, t.v. aerial point.

### **En-Suite**

Vinyl flooring, rear aspect double glazed window, heated towel rail, w/c, sink with vanity, electric power shower, extractor fan.

### **Bedroom Three**

13' 5" x 10' 9" ( 4.09m x 3.28m )

Carpet, radiator, front aspect double glazed window, array of built-in storage, dressing table and desk.

### **Bedroom Four**

7' 7" x 8' 7" ( 2.31m x 2.62m )

Carpet, radiator, rear aspect double glazed window, built-in desk and storage, built-in over head storage, t.v. aerial point, built-in wardrobe.

### **Bedroom Five**

15' x 8' 9" ( 4.57m x 2.67m )

Carpet, radiator, front aspect double glazed window, built-in wardrobe, wonderful views.

### **Family Bathroom**

Vinyl flooring, rear aspect double glazed window, heated towel rail, w/c, bath with electric power shower, extractor fan, built-in storage.

### **Rear Garden**

Patio area, laid to lawn with three power points for electricity, outside water tap and water feature. Personnel door to double garage. rear access to garden. Pagoda with climbing plants, gate at side for access to the front garden. bin storage and water butt.

### **Double Garage And Driveway**

Power and lighting, part boarded raft storage, built-in workshop and cupboard.



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## Yewtree Close, Durrington Salisbury

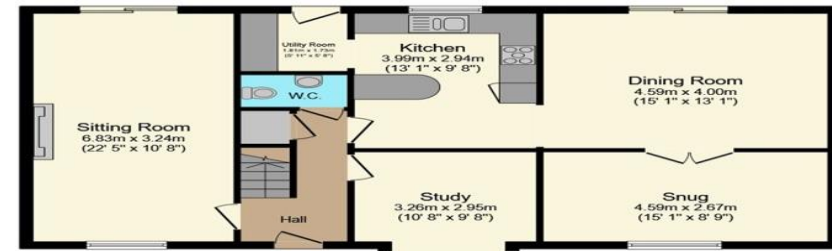
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five Bedroom Detached Family Home.
- Four Reception Rooms Including Study.

Tenure: Freehold EPC Rating: C

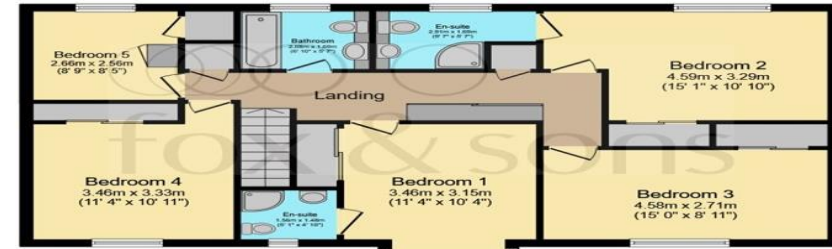
Council Tax Band: E

guide price

**£500,000**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 203.3 m<sup>2</sup> (2,188 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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