



**30 Holloway Close, Amesbury Salisbury SP4 7DF**

**welcome to**

**Holloway Close, Amesbury Salisbury**

A spacious and beautifully maintained five bedroom detached family home set within one of Amesbury's most desirable residential areas.

Call us today to book in for a viewing.



## Entrance Hall

Laminate Flooring

## Lounge

16' 2" 5 x 10' 6" 9 ( 4.93m 5 x 3.20m 9 )

Laminate Flooring, Plantation Shutters, Log Burner,  
Front Aspect Double Glazed Windows

## Dining Room

9' 3" 7 x 10' 3" 4 ( 2.82m 7 x 3.12m 4 )

Laminate Flooring, French Doors to Garden

## Reception Room

9' 2" 8 x 16' 6" 2 ( 2.79m 8 x 5.03m 2 )

2x Radiators, Plantation Shutters, Dual Aspect Double  
Glazed Windows

## Kitchen

13' 4" 2 x 11' 4" 9 ( 4.06m 2 x 3.45m 9 )

Double Oven, Wine Fridge, Electric Hob, Extractor  
Hood, Rear Aspect Double Glazed Windows

## Utility Room

9' 4" 0 x 4' 9" 3 ( 2.84m 0 x 1.45m 3 )

Radiator, Side door Access to Garden, Washing  
Machine, Tumble Drier and Storage, Rear Aspect  
Double Glazed Windows

## Landing

Carpet, Radiator, Airing Cupboard

## Bedroom 1

11' 7" 5 x 11' 2" 5 ( 3.53m 5 x 3.40m 5 )

Carpet, Front Aspect Double Glazed Windows

## Bedroom 1 Ensuite

Shower, Radiator, W/C, Sink

## Bedroom 2

11' 7" 8 x 11' 3" 6 ( 3.53m 8 x 3.43m 6 )

Carpet, Radiator, Plantation Shutters, Rear Aspect  
Double Glazed Windows

## Bedroom 3

10' 3" 3 x 10' 8" 1 ( 3.12m 3 x 3.25m 1 )

Carpet, Radiator, Rear Aspect Double Glazed  
Windows

## Bedroom 4

9' 3" 0 x 12' 3" 2 ( 2.82m 0 x 3.73m 2 )

Carpet, Plantation Shutters, Radiator, Dual Aspect  
Double Glazed Windows

## Bathroom

Bath/Shower, W/C, Sink, Vanity Sink, Tiled Flooring,  
Heated Towel Rail, Rear Aspect Double Glazed  
Windows

## Bedroom 5

26' 7" 8 x 15' 6" 6 ( 8.10m 8 x 4.72m 6 )

Into Recess, Carpet, Dressing Area, 2x Skylight,  
Radiator, Front Aspect Double Glazed Windows

## Bedroom 5 Ensuite

Shower, Vinyl Flooring, Plantation Shutters, Radiator,  
W/C, Sink, Front Aspect Double Glazed Windows

## Downstairs W/C

W/C, Sink, Radiator

## Rear Garden

Laid to Lawn, Patio Area, Electric and Water, Coconut  
House, Side Access

## Parking

Driveway and Double Driveway



**view this property online** [fox-and-sons.co.uk/Property/AME105791](http://fox-and-sons.co.uk/Property/AME105791)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Holloway Close, Amesbury Salisbury

- Five Bedroom Detached Family Home
- 2 Reception Rooms and Kitchen/Diner
- Log Burner in Lounge
- Driveway and Double Garage
- Close to Local Amenities and Schools

Tenure: Freehold EPC Rating: B

Council Tax Band: F

**£560,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/AME105791](https://fox-and-sons.co.uk/Property/AME105791)



Property Ref:  
AME105791 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01980 624155**



[Amesbury@fox-and-sons.co.uk](mailto:Amesbury@fox-and-sons.co.uk)



49 Salisbury Street, AMESBURY, Wiltshire, SP4 7AW



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**