



4 Uphill, Porton Salisbury SP4 0DE

fox & sons

welcome to

Uphill, Porton Salisbury

Stunning four bedroom detached family home in the popular village of Porton.

This property is not one to be missed. Call now to View



Front

Laid to lawn, double driveway and single garage

Entrance Hall

Engineered wood flooring, radiator, under stair storage cupboard, staircase to first floor

Main Bedroom

16' x 10' 10" (4.88m x 3.30m)

Carpet, radiator, front aspect double glazed window, built-in walk-in wardrobe and En-Suite

Bedroom Two

16' x 12' (4.88m x 3.66m)

Carpet, radiator, large fitted wardrobe, side aspect double glazed window with door to courtyard, airing cupboard

Bedroom Three

12' x 11' 5" (3.66m x 3.48m)

Carpet, radiator, dual aspect double glazed window

Bedroom Four

11' 5" x 11' 4" (3.48m x 3.45m)

Carpet, radiator, side aspect double glazed window

Landing

Engineered wood flooring, underfloor heating, front aspect double glazed window

Lounge

30' 8" x 16' 1" (9.35m x 4.90m)

Engineered wood flooring, Bifold doors leading to patio area, Dual aspect double glazed windows, log burner, underfloor heating

Kitchen/Diner

23' 7" x 11' 6" (7.19m x 3.51m)

Engineered wood flooring, under floor heating, French doors leading out onto the balcony, induction hob on the island with extractor hood, built-in oven, steam oven and a convection oven/microwave, wine fridge, integrated dishwasher and fridge freezer, rear aspect double glazed window

Utility Room/W.C

Sink and storage with space for washing machine, W/C, sink and door to garden. tiled flooring, underfloor heating

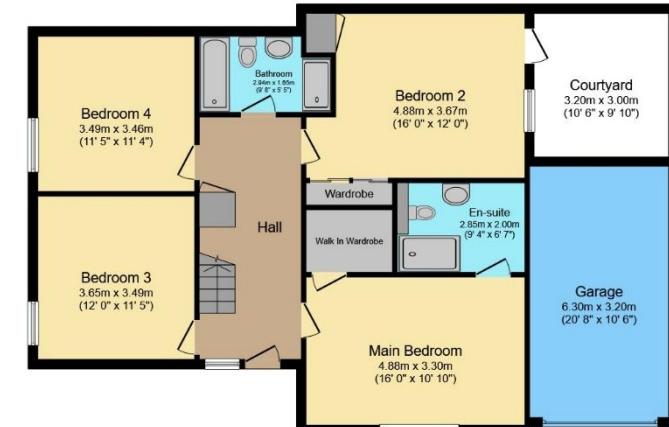
Rear Garden

Patio area leading to laid to lawn area with steps leading down the side of the property to the front.

Garage

20' 8" x 10' 6" (6.30m x 3.20m)

Standard garage housing the boiler



Ground Floor



First Floor

Total floor area 193.6 m² (2,083 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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welcome to

Uphill, Porton Salisbury

- Four Bedroom High Quality Modern Family Home.
- 1 of 6 Houses on a No Through Road with Far Reaching Views
- Generous Size Back Garden.
- Solar Panels
- Close to Local Amenities including Local Shop, Post Office, Church, Recreation Ground, Porton Hotel and Two Primary Schools Nearby in Idmiston and Gomeldon

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£735,000



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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.



Property Ref:
AME105855 - 0006



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