



**17 Matthews Road, Amesbury Salisbury SP4 7UN**



**welcome to**

**Matthews Road, Amesbury Salisbury**

We are delighted to bring to market this impressive five bedroom detached property with double garage and driveway. The property has five years remaining on the NHBC warranty. Karndean flooring and zoned heating. CCTV is installed at the property.

FREEHOLD please see Agents Notes\*\*



## Entrance Hall

Door into entrance hall, under stairs storage, radiator and laminate flooring.

## Reception Room One

10' 6" x 7' 9" in to bay ( 3.20m x 2.36m in to bay )  
Double glazed bay window to the front aspect.  
Internet and TV point.

## Utility / Wc Room

Laminate flooring, wash hand basin, WC, boiler.  
Double glazed window to the side aspect.

## Lounge

18' 11" x 14' 6" ( 5.77m x 4.42m )  
Carpeted flooring, two TV points. Double glazed window to the side aspect, double glazed bi-folding doors to the garden.

## Kitchen/dining

18' 11" x 15' 11" ( 5.77m x 4.85m )  
Modern fitted kitchen with matching wall and base units, five ring gas hob with built-in appliances, double electric oven and 1.5 inset stainless steel sink. Laminate flooring, TV point and satellite point. Double glazed window to the side aspect and double glazed bi-folding doors to the patio.

## Reception Two

14' 4" x 9' 10" ( 4.37m x 3.00m )  
Laminate flooring, TV point and satellite point.  
Double glazed bay window to the front aspect.

## First Floor Landing

Carpeted flooring, radiator, airing cupboard with doors to all bedrooms and bathrooms.

## Bedroom One

15' 7" max x 12' 3" max ( 4.75m max x 3.73m max )  
Triple built-in wardrobe, carpeted, radiator. Door leading to the en-suite. Double glazed window to the rear aspect.

## En-Suite

Double glazed window to the side aspect. Shower

cubicle, WC and wash hand basin. Tiled flooring and part tiled walls with heated towel radiator.

## Bedroom Two

12' 11" x 10' 8" ( 3.94m x 3.25m )  
Carpeted flooring, radiator. Door leading to en-suite. Doubled glazed window to the front aspect

## En-Suite

Part tiled walls and tiled flooring, shower cubicle, WC and wash hand basin, heated towel radiator.

## Bedroom Three

14' 7" x 8' 3" ( 4.45m x 2.51m )  
Carpet flooring, TV point, double glazed window to the rear aspect and radiator.

## Bedroom Four

14' 7" x 9' 11" ( 4.45m x 3.02m )  
Carpet flooring, TV point, double glazed window to the rear aspect and radiator.

## Family Bathroom

Bath, separate double shower cubicle, WC, wash hand basin and heated towel rail. Part tiled walls and flooring. Double glazed window to the side aspect.

## Bedroom Five

12' 3" x 9' 10" ( 3.73m x 3.00m )  
Carpeted flooring, TV point, double glazed window to the front aspect and radiator.

## Outside

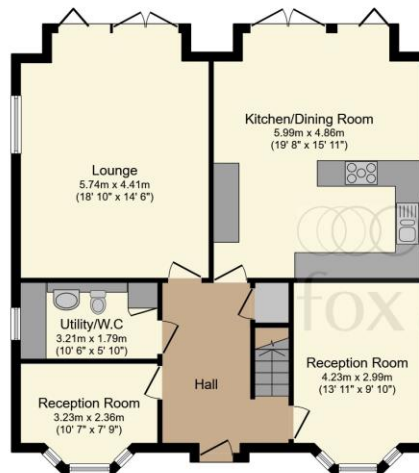
Good sized enclosed garden laid to lawn, patio and wooden shed. Door into garage.

## Parking And Double Garage

Externally the property has a double garage and driveway with parking for two cars.

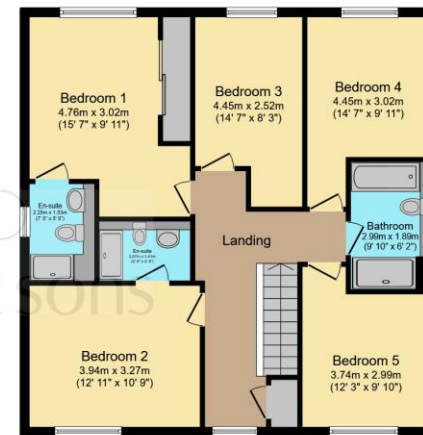
## Agents Notes:

\*\* The property has recently been advertised as "Driveway is leasehold". Our Vendor has checked with his legal team and it is confirmed that the "PROPERTY AND DRIVEWAY are FREEHOLD".



**Ground Floor**

Floor area 89.8 m<sup>2</sup> (966 sq.ft.) approx



**First Floor**

Floor area 89.9 m<sup>2</sup> (968 sq.ft.) approx

Total floor area 179.7 m<sup>2</sup> (1,934 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they 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)



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welcome to

## Matthews Road, Amesbury Salisbury

- Stunning five-bedroom executive detached family home.
- Over 1980 square footage.
- Five double bedrooms, two with en-suite. Family bathroom and downstairs W/C.
- Three reception rooms.
- Zoned Heating.

Tenure: Freehold EPC Rating: B

**£570,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AME105204 - 0020

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