



12, Cygnet Drive, Durrington  
Nr. Salisbury

Jordan &  
Mason





## 12 Cygnet Drive, Durrington, Salisbury, Wiltshire, SP4 8LQ

A pleasantly situated and superbly proportioned five bedroom detached family house which enjoys generous living accommodation, a superb edge of development setting and well-stocked front and rear gardens. Viewing is essential.

- Impressive five bedroom detached family house
- Delightful cul-de-sac setting
- Generous dual aspect sitting room
- Separate dining room
- Large kitchen/breakfast room
- Utility room
- Study
- Downstairs W.C.
- Generous entrance hallway
- Five bedrooms

Viewings are strictly by appointment with the Agent and subject to all Covid 19 Guidance. Please call 01722 441 999 or 01980 880 999





### THE PROPERTY

This particularly impressive detached family house is ideally suited to family living with generous reception rooms and a large family kitchen/breakfast room. Set within this pleasant cul-de-sac position and benefiting from ample parking and detached double garage, this property enjoys numerous features and gives broad appeal.

There is an inviting entrance hallway which is generous in size and this leads to a spacious study overlooking the front. On the opposite side there is a dining room (currently used as a second study), well appointed sitting room with dual aspect, open fireplace and a pleasant outlook over the beautifully landscaped rear garden. The kitchen has ample space for dining and extends into a separate utility room. There is also a downstairs W.C.

The first floor continues in much the same theme with a half galleried landing with doors leading to five well proportioned bedrooms with the master bedroom benefiting from ensuite facilities. There is sufficient size and scope to add additional bathrooms if required, subject to achieving all of the necessary consents. The property is well maintained and has the benefits of



a house of its period, which include, gas central heating, double glazing and viewing is certainly recommended.

### LOCATION

The property is situated on the edge of this small modern development which backs onto open space and land that extends towards the River Avon. This tranquil environment is immediately evident from the rear garden and is well suited to those that want immediate access. For example, dog walking, jogging, cycling or simply escape from the humdrum!

Further afield, Salisbury plain has a superb network of footpaths and bridle ways that can be enjoyed over many thousands of hectares. The village of Durrington is a pleasant surprise with regard to the local amenity. There is an excellent choice of shopping and recreational facilities, which include convenient stores, library, doctors surgery, veterinary surgery, leisure centre with swimming pool, public transport, petrol station, garage repair shops, various cafes and restaurants and takeaway outlets, public houses and it is extremely convenient for road access.



The A303 is a major trunk road found about 1 mile to the south of the village which gives access westerly towards Exeter or easterly towards Basingstoke and London. For those commuting, this will have appeal and with a railway station at Gratley, Waterloo can be reached in approximately 80 minutes.

### DIRECTIONS

If leaving the nearby town of Amesbury continue out of the town northerly towards the A303 and at the Countess roundabout take the second exit into Countess Road. Follow this road for 1 mile to the next roundabout taking the third exit into Larkhill Road. Follow this road again for about a mile and at the mini roundabout (adjacent to the petrol station) turn left. Pass the little Tesco Metro and turn right into Avondown Road. Proceed along this road turning right into Cygnet Drive and the property can be found right at the bottom of the cul-de-sac on the right hand side.



### OUTSIDE

The outside of this property is just as noteworthy and it is clear that the vendors have invested significantly to create a colourful mature and inviting space. At the front of the property there is side-by-side off-road parking which gives access to the double garage. A pathway continues to the front door and there is a well-stocked front border giving a good sense of privacy. The rear garden has a peaceful atmosphere and there are areas of patio, well maintained lawn and numerous flower and shrub beds. Viewing is recommended.

### VENDOR COMMENTS

*'Cygnet Drive is very stable and it an unusual event for anyone to sell up. There are many nearby residents who have been here since the estate was built.*

*We have excellent neighbours who look after each other and take in parcels etc. We cut each others grass as well when its required. They are lovely people.*

*The rear of the garden leads onto a protected nature walk where some of the original apple trees still grow, the estate being built on an orchard. In only a few minutes you can walk from the property along the Avon River walk to the recreation field.*

*It is a beautiful setting which is very popular but tranquil as well. The locals we meet on the walk are both friendly and chatty - especially if you have a dog. We have been very happy here and will really miss it! '*

### VIEWINGS

Viewings and access are strictly and only by appointment with the agent Jordan & Mason 01722 441 999

### IDENTIFICATION

We are required by law to confirm the Identity of all purchasers and tenants that wish to proceed with a property through us. An up to date passport or driving licence, together with a utility bill not more than 3 months old should be provided to us at the earliest opportunity.

### COVID-19

If you are showing any symptoms of Covid 19 such as a high temperature, fever like symptoms, please do not view any of our properties. We are committed to ensure safety of all our clients and team.

Sadly, we cannot welcome children on viewings at this time and we are allowed up to two people per viewing.

Please use hand sanitiser before viewing the property with us.

Please always keep 2m apart from our team and clients. Thank you for your understanding

**Important notice:** 1. Particular: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan & Mason in the particulars or by word of mouth or in writing ("information") as being factually accurate about this property, its condition or value. Neither Jordan & Mason nor any joint agency has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc: Any reference to alterations to or use the property does not mean that any necessary planning, building regulations or other consents have been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and all information is correct. Jordan, Mason and Associates Ltd is a limited company registered in England with registration number **870 8615**

### Free no obligation valuation service:

The valuers at Jordan and Mason have decades of local expertise and will understand and interpret the market, your property and the likely demand and provide you with an honest and accurate property valuation. There is no obligation, and we assure all potential clients that there will be no commission-based agents used to complete the valuation. We believe it is essential that we provide accurate and honest appraisals to all clients to ensure that budgets and plans can be set.



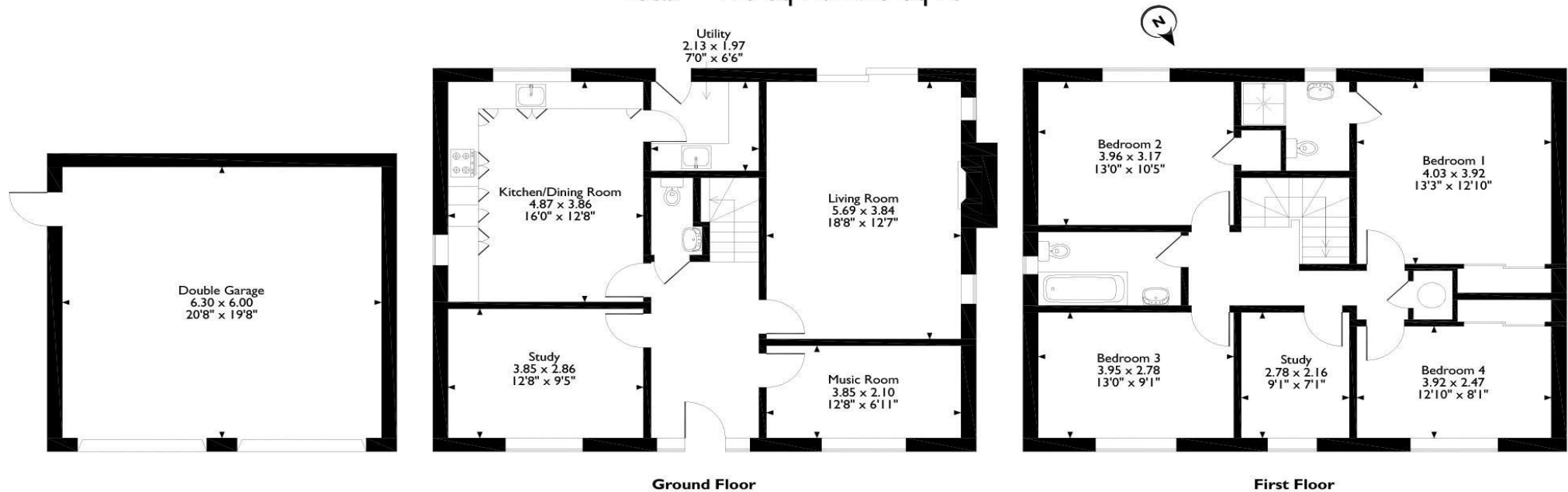
12 Cygnet Drive Durrington, Salisbury, Wiltshire

Approximate Gross Internal Area

Main House = 160 Sq M/1718 Sq Ft

Garage = 38 Sq M/407 Sq Ft

Total = 198 Sq M/2125 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Important notice:

All floorplans, measurements, areas, orientations, and any other detail listed is provided for the purposes of illustration and should not be regarded in any way as being accurate or relied upon when making a purchasing decision. The purchaser must check all details to ensure their accuracy and the agent accepts no liability whatsoever for any errors listed.

