



1 Pointers Way, Amesbury, Wiltshire, SP4 7WN

Jordan &  
Mason

1 Pointers Way, Amesbury, Wiltshire, SP4 7WN

£375,000 Freehold

### Brief Property Description

The property comprises a very smart and pleasantly situated four-bedroom family house which has an impressive open plan kitchen with central island. The property is accessed via a generous entrance reception and has a large dual aspect sitting room with feature bay window. the first floor has four well-proportioned bedrooms with the principal bedroom benefiting from an ensuite shower room. The property has the modern conveniences typical of its age which include gas central heating, PVCu double glazing and there are two allocated off-road parking spaces found towards the rear.

### The Location and nearby Facilities

The property is located in Pointers Way which can be found on the convenient and popular Butterfield down development on the southern side of the town of Amesbury. A good compliment of local amenities are available nearby including a choice of schools, public houses, eateries, shopping facilities and bus stop approximately 100m walk. The town has a good choice of larger out-of-town shopping together with a well-served High Street offering independent retailers, bakers, cafes and other general stores. Public transport is available and the town is well connected with road links nearby to the A303 which leads westerly to Exeter or easterly towards Basingstoke and onto London via the M3 motorway. The cathedral city of Salisbury can be found approximately 8 miles to the south which has a considerable history, twice weekly market and numerous facilities including Cinema, mainline railway station, theatre and good access to the New Forest and South Coast.

**Sitting Room** 19' 4" x 10' 6" (5.90m x 3.19m)

**Kitchen/Dining room** 19' 4" x 13' 9" (5.90m x 4.20m)



4



2



2



D



**Principal Bedroom** 11' 10" x 8' 11" (3.60m x 2.73m)

**Bedroom 2** 10' 10" x 8' 11" (3.30m x 2.73m)

**Bedroom 3** 10' 6" x 9' 0" (3.19m x 2.74m)

**Bedroom 4** 9' 0" x 7' 1" (2.74m x 2.16m)

**Ensuite** 8' 11" x 5' 1" (2.73m x 1.56m)

**Bathroom** 10' 10" x 8' 11" (3.30m x 2.73m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	87	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Postcode;**  
SP4 7WN

**Directional note:**

The property can be identified by a Jordan and Mason for sale board and for those using satellite navigation please use postcode SP4 7WN.

**Council Tax Band:** E

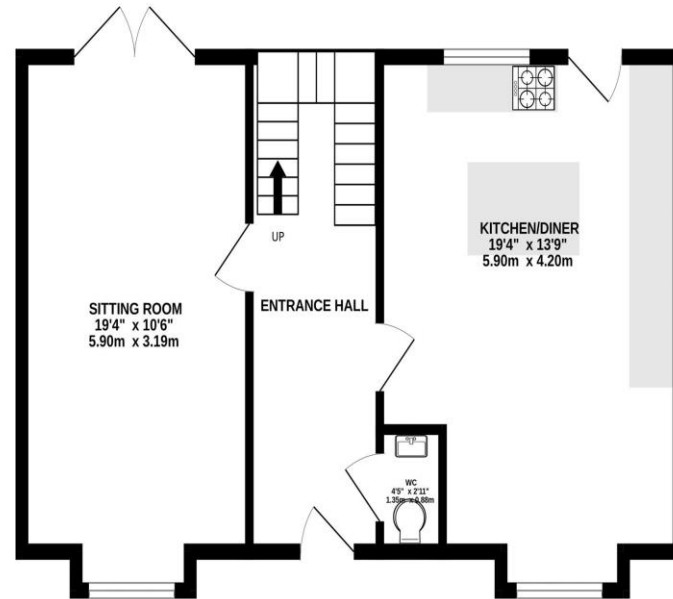
**Property reference:**

00003467

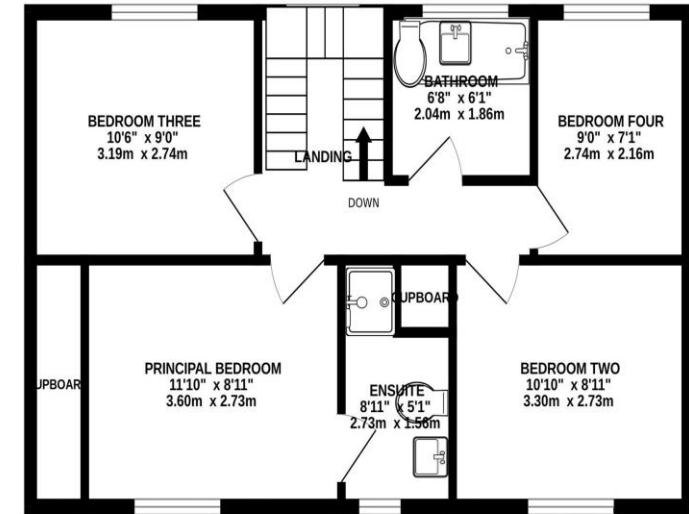
**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR



1ST FLOOR



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**Here to help....**

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**Jordan & Mason**

Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent 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, videos etc: the photographs, property videos and virtual tours etc. 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 of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)