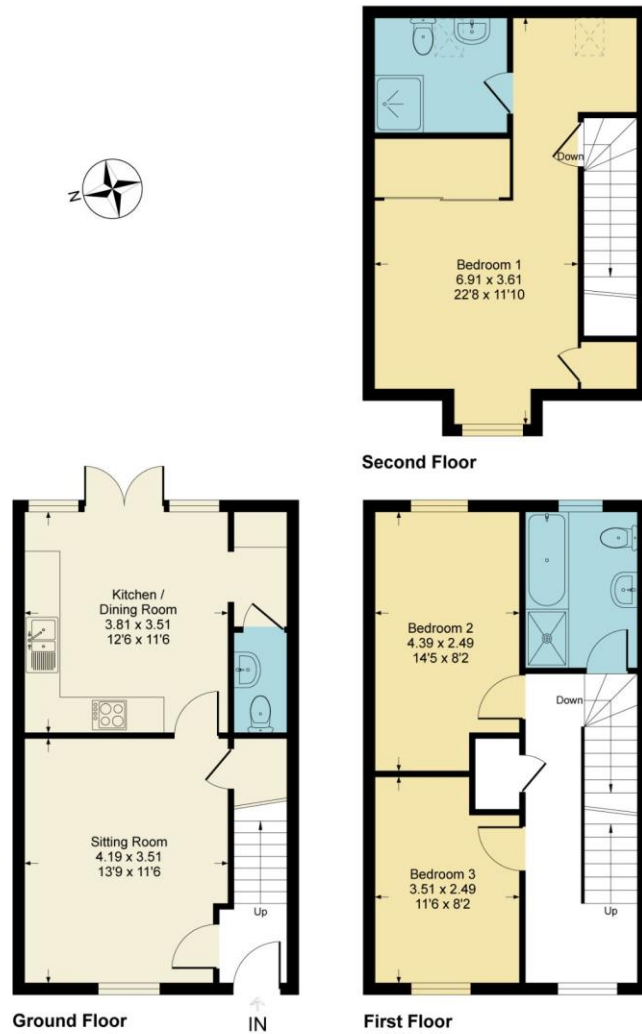


Muggleton Road, SP4
Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft

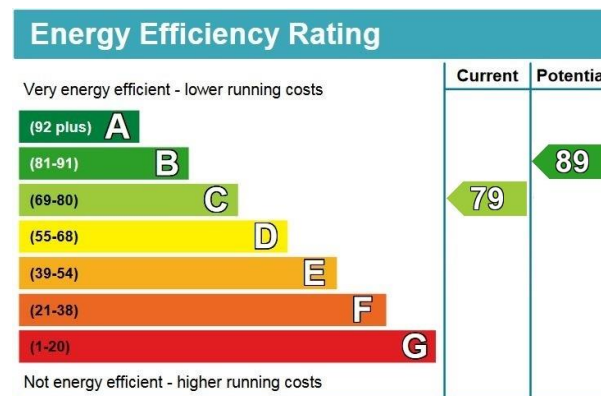


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Muggleton Road, Amesbury

Guide Price £345,000 Freehold



- Sitting Room
- Utility Area & Cloakroom
- Two Further Double Bedrooms
- Garage & Driveway Parking
- Close to Open Countryside
- Open Plan Kitchen/Dining Room
- Master Bedroom Suite
- Family Bathroom
- Low-Maintenance Rear Garden
- Proximity to Numerous Amenities

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



DESCRIPTION: With over 1100 square feet of accommodation, this modern, three-double-bedroomed, end-of-terrace house has the potential to be the first family home and benefits from driveway parking in front of a garage along with a location close to numerous amenities whilst bordering open countryside. Well presented throughout, the accommodation, arranged over three floors, comprises a ground floor with an entrance hallway, a sitting room, an open-plan kitchen/dining room with a utility area and a cloakroom. The first floor provides two double bedrooms serviced by a family bathroom with the second floor set aside for a master bedroom suite. Outside to the rear is an enclosed, practical, low-maintenance garden.

LOCATION: Amesbury's town has a thriving spirit and is referred by many as 'the village' with its select shops of independent trades, including butchers and a bakery. A full choice of shopping, recreational and schooling facilities are available within the town or can be easily accessed at nearby locations, including the city of Salisbury, which is just seven miles away. For commuters, the A303 serves as a major trunk road, giving direct access to London via the M3 and Basingstoke or westerly towards Exeter and the West Country. Muggleton Road can be found within the new Kings Gate development on the southern edge of Amesbury, just off Stockport Avenue. The development itself includes a primary school, safe play area and local shops, along with open countryside on the doorstep, including Amesbury Down and the Avon Valley.

OUTSIDE: The property fronts on to Muggleton Road with the driveway and garage to one side of the property along with gated side access into the rear garden. A picket fence borders a small, attractive front garden with mature herbaceous borders either side of a path leading to the front door under a pitched canopy porch.

ENTRANCE HALLWAY: Stairs to the first floor. Radiator and door into:

SITTING ROOM: Window to the front. Door to a built-in, understairs storage cupboard housing the consumer unit. Radiators. Door to:

OPEN-PLAN KITCHEN/DINING ROOM: Rear aspect kitchen/dining room with French doors providing access to the rear garden. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over including matching upstands and decorative tiled splashbacks. Inset composite one-and-a-half bowl sink and drainer, inset induction hob with separate stainless-steel splashback and extractor over. Built-in, eye-level oven/grill, space for a fridge freezer and space and plumbing for a dishwasher. Open plan to:

UTILITY AREA: Worksurface over space and plumbing for a washing machine. Cupboard housing wall mounted Ideal Logic System S15 gas boiler. Radiator. Door to:

CLOAKROOM: Close-coupled WC, hand wash basin and radiator.

FIRST FLOOR LANDING: Window to the side. Door to built-in airing cupboard housing an unvented hot water cylinder. Window to the front, radiator and stairs to the second floor. Doors to:

BEDROOM TWO: Double bedroom with a window to the rear. Freestanding wardrobe storage. Radiator.

BEDROOM THREE: Front aspect double bedroom. Freestanding wardrobe storage. Radiator.

FAMILY BATHROOM: Window to the rear. Shower enclosure. Panelled bath with a mixer shower attachment, close-coupled WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

MASTER BEDROOM SUITE: Dual-aspect master bedroom with a dormer window to the front and a velux window to the rear. Extensive built-in wardrobe storage. Door to built-in storage cupboard. Generous recess space which could be utilised as an office area or a walk-in dressing area or even additional wardrobe storage. Radiator. Loft access. Door to:

ENSUITE SHOWER ROOM: Velux window to the rear. Double walk-in shower enclosure, close-coupled WC, pedestal hand wash basin and radiator.

REAR GARDEN: Practical, low-maintenance rear garden with a patio adjacent to the rear of the property extending to a path to one side leading to gated side access to the driveway and garage at the front of the property. The remainder of the rear garden is laid to lawn with low-level retaining walls and steps up to an additional, raised patio area with a fixed pergola and a mature shrub border to the rear. External tap and water butt.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

