



**Connells**

Ward Grove  
Longhedge Salisbury



### Property Description

A spacious, well-presented detached four bedroom house with modern open plan living spaces, high quality finishes throughout and modern features of driveway parking and main bedroom ensuite. Situated in a popular residential area with access to the medieval city of Salisbury and the A303.

Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

### Entrance Hall

Doors to study, lounge, cloakroom/utility and kitchen/ dining room. Stairs to first floor landing.

### Study

6' 8" x 6' 8" ( 2.03m x 2.03m )  
Front aspect.

### Cloakroom/ Utility

Comprising a wash hand basin, WC, base units with work surface over, space for washing machine.

### Lounge

16' 5" x 11' ( 5.00m x 3.35m )  
Front aspect.

### Kitchen/ Dining Room

24' 6" x 12' ( 7.47m x 3.66m )  
Comprising wall and base units with work surfaces over, drainer sink unit with mixer taps, inset hob unit with stainless steel hood over, raised double oven, dining space open to Bi-fold doors leading to rear garden, rear aspect.



## First Floor Landing

Access to all bedrooms, bathroom, storage cupboards and loft hatch.

### Bedroom One

14' 10" max x 13' 6" max ( 4.52m max x 4.11m max )

Door to ensuite, wardrobe, front aspect.

### Ensuite

Comprising double shower unit with integrated shower over, pedestal wash hand basin with mixer taps, heated towel rail and WC.

### Bedroom Two

11' 10" x 10' 1" ( 3.61m x 3.07m )

Front aspect.

### Bedroom Three

13' 2" max x 8' 2" ( 4.01m max x 2.49m )

Rear aspect.

### Bedroom Four

11' 10" max x 8' 2" ( 3.61m max x 2.49m )

Rear aspect.

### Bathroom

Comprising panel enclosed bath with mixer taps and shower head attachment, pedestal wash hand basin with mixer tap and WC.

## Outside

### Rear Garden

Walking from the Bi-fold rear doors you are met with a raised patio seating area ideal for hosting or Alfresco summer dining. Steps down lead to a laid to lawn area with mature shrubs and trees, planted borders running the walled boundary.

### Parking

Driveway parking to the side.

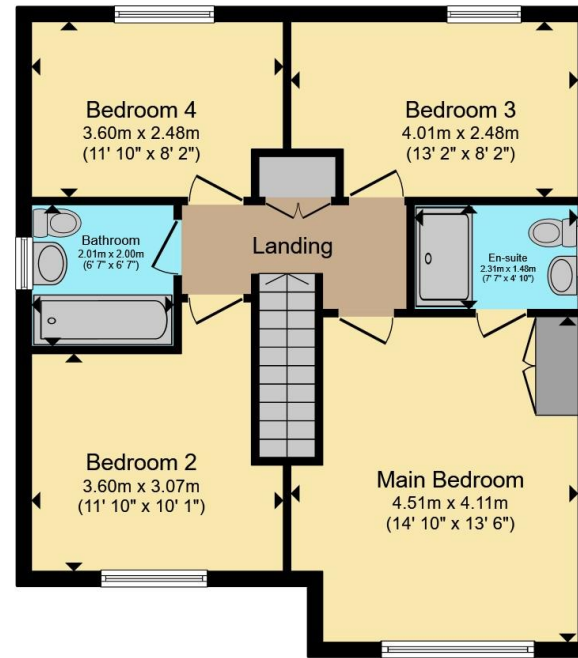








**Ground Floor**



**First Floor**

Total floor area 126.5 m<sup>2</sup> (1,362 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.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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