



Connells

Buumandas Way Hurdcott Lane
Winterbourne Earls Salisbury



Property Description

A rare opportunity to purchase a generously proportioned detached bungalow with mature gardens to front and rear of property, with potential to extend and modernise. The property has an entrance hall, lounge diner, kitchen, utility, conservatory, two bedrooms and a bathroom on the ground floor. The first floor, currently accessed by a loft ladder has two large loft room, suitable for conversion to bedrooms. There is a garage, front garden with driveway and large rear garden with views over neighbouring farmland. The property also has solar panels. Winterbourne Earls is a village in the Bourne Valley on the A338 approximately 3.4 miles northeast of the medieval city of Salisbury. There is a local pub, nursery, pre-school & primary school within walking distance. A bus service runs to and from Salisbury and bus services run from the village to schools in Salisbury & Laverstock.



Porch

Entrance Hall

12' x 8' 9" (3.66m x 2.67m)

Doors to lounge diner, kitchen, bedrooms and bathroom

Lounge/Diner

22' 11" x 13' 11" (6.99m x 4.24m)

Fire place, Door to front conservatory, windows to side aspect.

Kitchen

12' 1" x 12' 1" (3.68m x 3.68m)

Comprising wall and base units with work surfaces above, sink/drainage with mixer tap, built in & raised double oven, gas hob and extractor, space for dishwasher. Pantry cupboard. Central heating boiler. Door to utility room

Conservatory

11' 9" x 8' 9" (3.58m x 2.67m)

Part brick construction with sliding doors to side aspect.

Utility Room

14' 9" x 12' 5" (4.50m x 3.78m)

Sink and draining board with work surface area. Door to front and rear of property.

Bedroom One

12' x 13' (3.66m x 3.96m)

Wall to wall fitted wardrobes, window to front aspect.

Bedroom Two

12' 9" x 10' 9" (3.89m x 3.28m)

Fireplace (decorative only) 2 fitted wardrobes, windows rear aspect.

Bathroom

Comprising panel enclosed bath, wash hand basin & WC. Window rear aspect.

Loft Space 1

17' 2" x 9' 2" (5.23m x 2.79m)

Window to side aspect.

Loft Space 2

14' 10" x 12' 6" (4.52m x 3.81m)

Doors to eaves storage

Outside

Front Garden

Lawned area with driveway parking for four cars leading to garage

Rear Garden

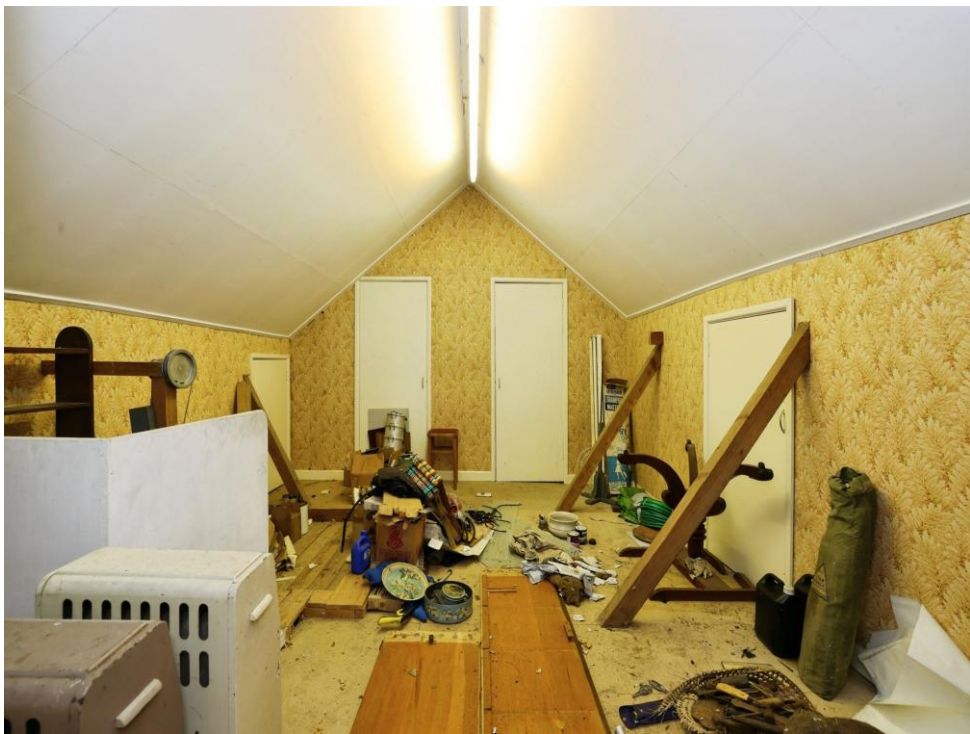
Generous lawned area with arch leading to vegetable plot, green house, small shed, views to farmland

Garage

21' 8" x 9' (6.60m x 2.74m)

Electric door, lighting and electrics with windows to side aspect

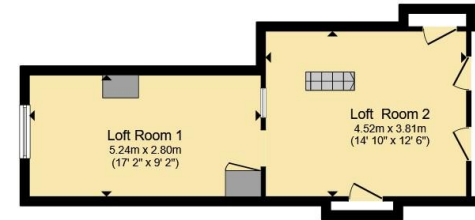








Ground Floor



First Floor

Total floor area 173.0 m² (1,862 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



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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