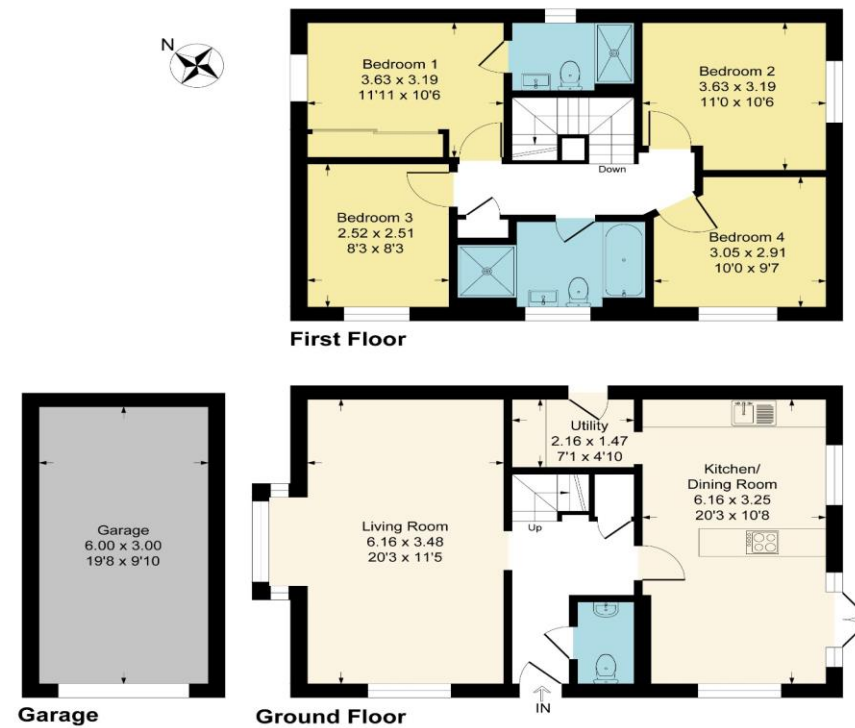


9 Garland Close, Amesbury, SP4 7ZE

Approximate Gross Internal Floor Area = 114.5 sq m / 1233 sq ft
 Approximate Garage Internal Floor Area = 18.0 sq m / 194 sq ft
 Approximate Total Internal Floor Area = 132.5 sq m / 1427 sq ft

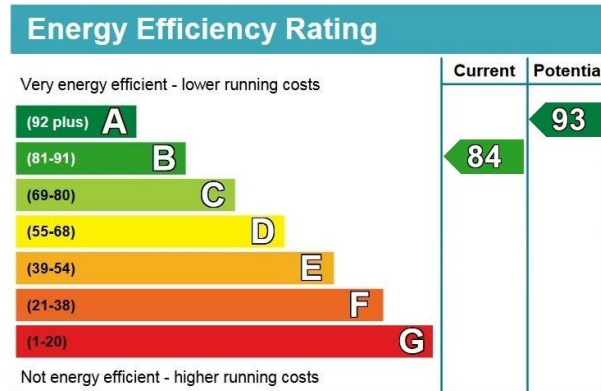


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is 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.



Garland Close, Amesbury

Guide Price £440,000 Freehold



- No Onward Chain
- Cloakroom
- Utility Room
- Master Bedroom Suite
- Driveway & Garage
- Entrance Hall
- Kitchen/Dining Room
- Living Room
- Three Further Bedrooms
- Enclosed Rear Garden

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.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION:

Positioned on the edge of a modern and desirable development, this exceptional four-bedroom detached home offers a perfect blend of contemporary style and practical family living. Beautifully presented throughout and offered with No Onward Chain, the accommodation comprises a welcoming entrance hall, cloakroom, spacious dual-aspect living room, and an impressive kitchen/dining room with open access to a separate utility area. The entire ground floor is finished with high-quality herringbone flooring, adding a stylish and cohesive feel to the living space. To the first floor, the master bedroom benefits from an en-suite shower room, alongside three further well-proportioned bedrooms and a spacious family bathroom. Externally, the enclosed rear garden provides an excellent space for both entertaining and family enjoyment, featuring a patio seating area and lawn. The property also benefits from a garage and driveway parking for up to three vehicles.

LOCATION:

Steeped in history and best known as the gateway to Stonehenge, Amesbury is a thriving Wiltshire town that perfectly blends heritage with modern convenience. Situated just off the A303, the town offers excellent road links to Salisbury, Andover and the South Coast, while nearby Salisbury railway station provides direct services to London Waterloo in under 90 minutes. Amesbury itself benefits from regular bus routes, a range of supermarkets, independent shops, cafés, pubs and well-regarded schools, making it a popular choice for families and commuters alike. Surrounded by beautiful countryside and the scenic River Avon, the area also offers a wealth of walking routes and outdoor leisure opportunities, all within easy reach of some of the country's most iconic historic landmarks.

ACCOMMODATION: Canopy porch. Entrance into:

ENTRANCE HALL: Stairs to first floor. Understairs storage cupboard. Doors to:

CLOAKROOM: Low level WC with pedestal hand wash hand basin. Partly tiled.

LIVING ROOM: Dual aspect with a feature bay window to the side elevation and window to the front aspect.

KITCHEN/DINING ROOM: A bright triple-aspect room featuring a window to the front, together with a further window and French doors opening onto the rear garden. This spacious kitchen is fitted with a comprehensive range of eye and base level units, complemented by a peninsula island incorporating an inset gas hob with extractor hood over. Integrated appliances include an eye-level double oven, fridge/freezer and dishwasher. Open access leads into:

UTILITY ROOM: Space for a washing machine, tumble dryer. Wall mounted cupboards, one houses the combi boiler. Back door with access out to the driveway and garage.

FIRST FLOOR LANDING: Loft access and storage. Doors to:

MASTER BEDROOM & EN-SUITE SHOWER ROOM: Window to side. Fitted wardrobe cupboards with sliding mirrored doors. Door leading to en-suite with a large fully enclosed shower, low level WC, wall mounted vanity unit with inset hand wash basin and heated towel rail.

BEDROOM TWO: Window to rear.

BEDROOM THREE: Window to front.

BEDROOM FOUR: Window to front.

FAMILY BATHROOM: Window to front. A well proportioned bathroom with a panelled bath with shower attachment over, a separate fully enclosed shower cubicle, low level WC, wall mounted vanity unit with inset hand wash basin and heated towel rail.

OUTSIDE: To the front, the property overlooks and enjoys access to a thoughtfully landscaped communal green space with wildflower planting, creating an attractive and environmentally conscious setting. A pathway leads to the front door, complemented by well-stocked planters enhancing the property's kerb appeal. The home further benefits from driveway parking for up to three vehicles with an EV Charger with two ports and a garage equipped with power and lighting.

REAR GARDEN: An attractive fully enclosed south facing garden. A patio runs adjacent to the house with the remainder laid to an artificial lawn. There is external lighting and external power sockets.

TENURE & SERVICES: Freehold, Mains water, drainage, electricity & gas are connected. Gas central heating to radiators. No estate charge is applied to this property.

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.

