



**Connells**

Collins Close  
Wilton Salisbury





### Property Description

Offering to the market this semi-detached house in Collins Close, Wilton. This well presented modern property comprises of a lounge, cloakroom and kitchen diner on the ground floor. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. To the rear of the property is an enclosed garden and to the front is driveway parking for two vehicles.

The sought after market town of Wilton, lies around 3 miles to the west of Salisbury. Wilton has a number of independent shops, a weekly market with free parking, a wide range of traditional family - owned shops, pubs, cafés and regular bus service to Salisbury. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



## Entrance Hall

Doors to lounge and cloakroom

## Cloakroom

Comprising wash hand basin with mixer tap, WC, down lighter spots.

## Lounge

17' 4" x 12' 2" ( 5.28m x 3.71m )

Window front aspect, stairs to first floor, under stairs cupboard, door to kitchen.

## Kitchen/ Dining Room

16' x 9' 1" ( 4.88m x 2.77m )

Comprising wall and base units with work surfaces above, raised oven and grill, hob with stainless steel extractor hood above, built in and concealed fridge freezer, space for washing machine. French doors to garden.

## Landing

Cupboard, loft access.

## Bedroom One

9' 3" exc wardrobe x 9' ( 2.82m exc wardrobe x 2.74m )

Built in double wardrobe, window rear aspect.

## En-Suite

Comprising a double shower cubicle, wash hand basin with mixer taps, WC, heated towel rail and down lighter spots

## Bedroom Two

9' 3" x 8' 6" ( 2.82m x 2.59m )

Built in double wardrobe, window front aspect.

## Bedroom Three

9' 3" x 7' 1" ( 2.82m x 2.16m )

Window front aspect.

## Bathroom

Comprising a panel enclosed bath, integrated shower mixer tap, glass shower screen, wall hung wash hand basin with mixer tap, WC, heated towel radiator and down lighter spots.

## Outside

## Rear Garden

Garden enclosed by fencing and walls with privacy boards above, patio adjacent to french doors with room for relaxing and al-fresco dining, raised brick planter with bulbs and shrubs, lawn with planted border with mature tree and shrubs, path to front gate opening to the driveway.

## Parking

Driveway parking for two vehicles.



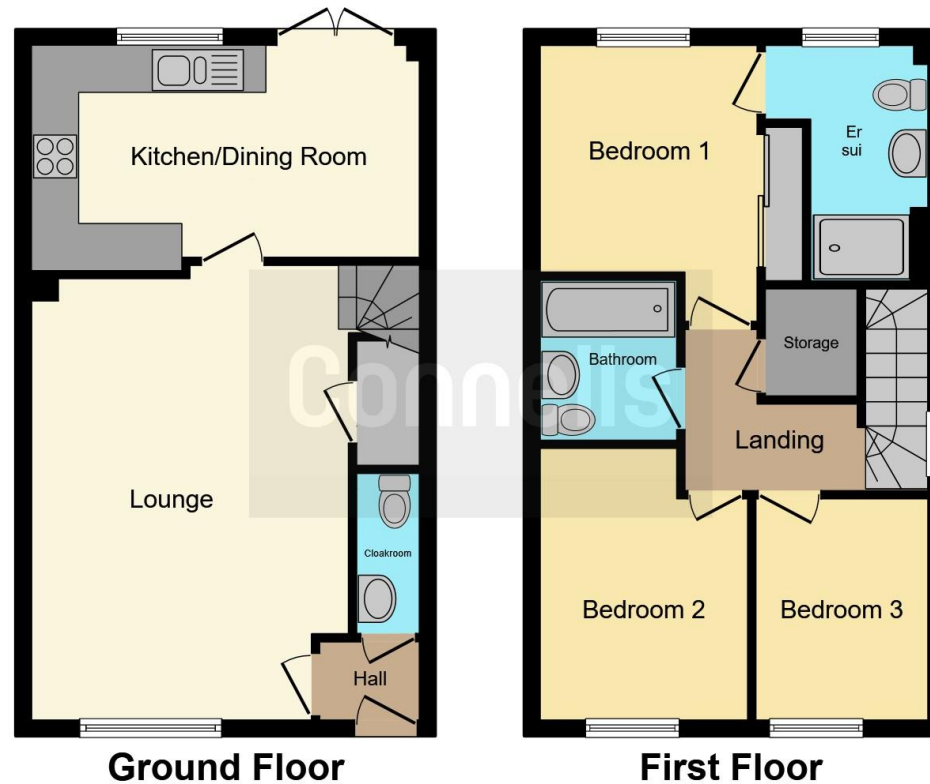












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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