



**Connells**

Catherine Crescent  
Downton Salisbury



## Property Description

Offering to the market this well-presented and deceptively spacious detached bungalow in Catherine Crescent, Downton, Salisbury. The property has a kitchen, lounge leading through to a dining room, two/three bedrooms (or study), bathroom and separate cloakroom. There is a private garden to the rear, and further lawned garden to the front with driveway parking for two vehicles. Located in this sought after village of Downton with its high street, post office and garage, and commuting links to the medieval city of Salisbury.

Salisbury offers a range of amenities, these include, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, 2 cinemas, leisure centres and gyms and renowned state and private schools. These include Bishop's Wordsworth School & South Wilts Grammar School. There are direct rail links to London Waterloo, Bristol & Southampton.

## Entrance Hall

Two large storage cupboards, doors to lounge, dining room, kitchen bedrooms, bathroom & cloakroom

## Kitchen

12' 8" x 7' ( 3.86m x 2.13m )

Comprising wall and base units with work surfaces above, stainless steel sink/drainer with mixer tap, spaces for cooker, washing machine, dishwasher, tumble drier & fridge freezer. Window front aspect, door side aspect.

## Lounge

17' 7" x 12' 5" ( 5.36m x 3.78m )

Fireplace with electric fire, window to side aspect & patio doors rear aspect, opening to dining room

## Dining Room

12' 6" x 11' 9" ( 3.81m x 3.58m )

Window rear aspect, door to study/bedroom 3

## Study/Bedroom Three

17' 6" x 7' 7" ( 5.33m x 2.31m )

Window front aspect, patio doors to rear aspect.

## Bedroom One

11' 11" x 11' 7" ( 3.63m x 3.53m )

Built in wardrobes & cupboards, window front aspect

## Bedroom Two

8' x 7' 11" ( 2.44m x 2.41m )

Window front aspect

## Bathroom

Comprising panel enclosed bath with shower over, pedestal wash hand basin, WC, heated towel rail, window side aspect

## Cloakroom

Comprising wash hand basin & WC, window side aspect.

## Outside

### Rear Garden

Mature garden, with a high degree of privacy, enclosed by fencing with patio adjacent to the patio doors, with pergola and decorative arch. Further patio seating area at the rear of the garden. Large area of lawn bordered by mature planting. Garden shed. Side access gate.

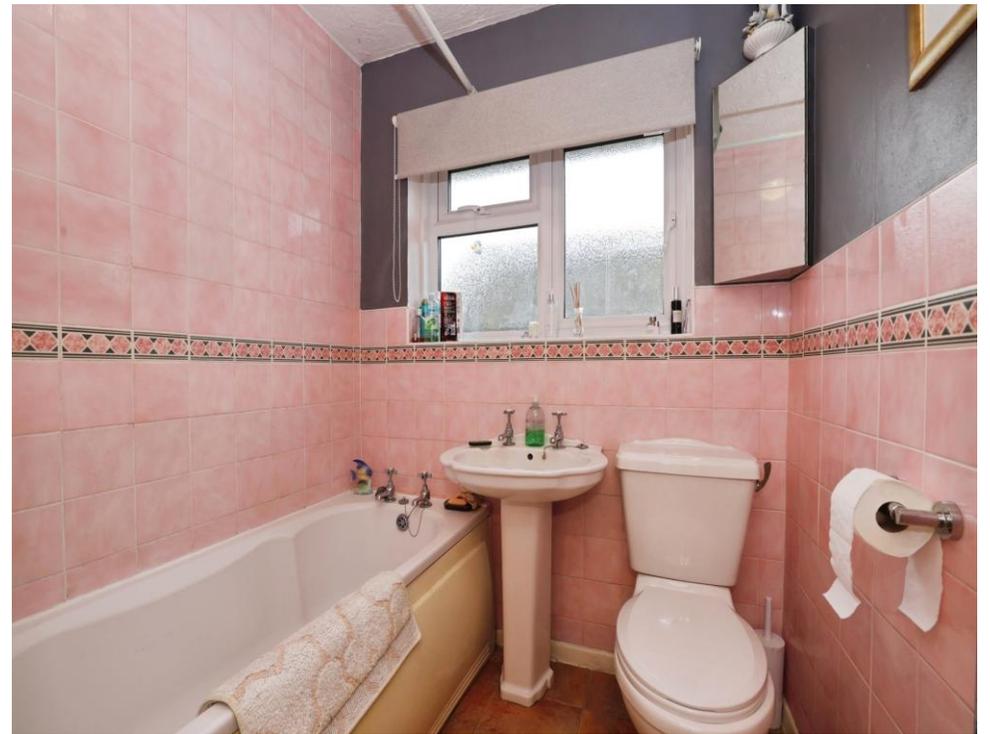
### Front Garden

Mostly laid to lawn and screen by mature hedge at the front, gravel planting area, stepping stones from driveway to entrance door. Mature specimen trees.

### Parking

Tarmac drive with parking for two vehicles.









Total floor area 92.2 m<sup>2</sup> (992 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: D Council Tax  
 Band: D

Tenure: Freehold

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