



**35 Kitchener Road, Amesbury Salisbury SP4 7AA**



**welcome to**

**Kitchener Road, Amesbury Salisbury**

Located within a well-established residential area of Amesbury, this four-bedroom chalet bungalow enjoys a convenient setting close to a range of local amenities and transport links; making the home well suited to first-time buyers, families, and people downsizing.



### Entrance Porch

Fully tiled porch, front aspect double glazed window

### Entrance Hall

Carpet, two radiators, under stair storage, stairs leading to the first floor

### Lounge

18' 1" x 11' 2" ( 5.51m x 3.40m )  
Front aspect double glazed window, French doors leading to the conservatory, carpet, radiator

### Kitchen

18' 1" x 14' 4" ( 5.51m x 4.37m )  
Tiled flooring, dual aspect double glazed window, vertical radiator, patio door leading to the conservatory, electric hob, built-in oven, extractor hood

### Utility Room

16' 6" x 8' 11" ( 5.03m x 2.72m )  
Side aspect double glazed window, door to back garden, fire pit

### Storage Room

11' 5" x 8' 11" ( 3.48m x 2.72m )  
Side aspect double glazed window, tiled flooring, integral door to garage

### Garage

15' 10" x 8' 11" ( 4.83m x 2.72m )  
To the right of the property, integral door into the storage room, new felt roof, power and lighting.

### Bathroom

11' 8" x 6' 4" ( 3.56m x 1.93m )  
Fully tiled walls and floor, shower cubicle, bath, radiator, sink, side aspect double glazed window

### Bathroom

11' 8" x 6' 4" ( 3.56m x 1.93m )  
Fully tiled walls and floor, shower cubicle, bath, radiator, sink with vanity, side aspect double glazed window

### Conservatory

Irregular Shaped Room 26' 1" x 14' 5" ( 7.95m x 4.39m )  
tiled flooring, wrap around

### Bedroom Four

11' 7" x 10' 9" ( 3.53m x 3.28m )  
Carpet, radiator, front aspect double glazed window

### Landing

Carpet, airing cupboard, side aspect double glazed window

### Bedroom One

14' 1" x 10' 8" ( 4.29m x 3.25m )  
Carpet, radiator, side aspect double glazed window, eve storage

### Bedroom Two

12' 8" x 10' 5" ( 3.86m x 3.17m )  
Carpet, radiator, Rear aspect double glazed window, hatch to attic

### Bedroom Three

11' 7" x 7' 5" ( 3.53m x 2.26m )  
Carpet, radiator, front aspect double glazed window, built-in storage

### Shower Room

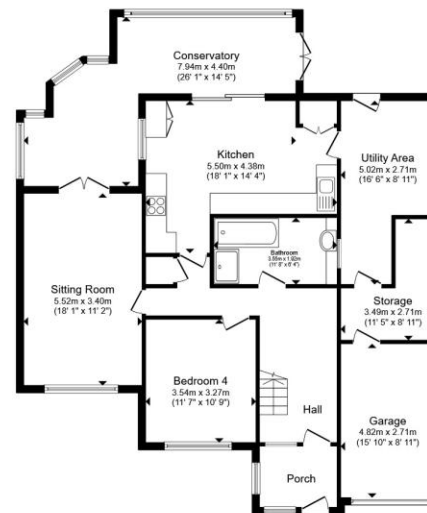
8' 7" x 4' 6" ( 2.62m x 1.37m )  
Shower cubicle, w/c, sink, side aspect double glazed window

### Front

Large driveway, carport, access to garage

### Rear Garden

Patio area and laid to lawn



Ground Floor



First Floor

Total floor area 178.0 m<sup>2</sup> (1,916 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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## **Kitchener Road, Amesbury Salisbury**

- Four Bedroom Chalet Bungalow
- Driveway, Garage and Carport
- Oil Heating
- Utility Room and Pantry Area
- Close to Local Amenities and Schools

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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