



Connells

Robinson Grove
Longhedge Salisbury



Property Description

Offering to the market this four bedroom detached house in Robinson Grove, Longhedge, Salisbury. This modern property benefits from a lounge, study, cloakroom and generous kitchen diner with bi-fold doors leading to the garden. There is a master suite with dressing area and en-suite shower room, three further bedrooms and a bathroom. The enclosed rear garden has a patio and lawn plus access to the detached garage. The is no onward chain.

Robinson Grove is situated in a popular residential area just over 4 miles (via A345) from the medieval city of Salisbury which offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

Entrance Hall

Doors to cloakroom, study, lounge & kitchen diner. Stairs to first floor.

Cloakroom

Comprising wash hand basin & WC

Study

Window front aspect

Lounge

16' 2" x 11' 1" (4.93m x 3.38m)
French door to rear, window side aspect

Kitchen Diner

22' 4" max x 15' 7" max (6.81m max x 4.75m max)
Fitted kitchen comprising wall & base units with work surfaces above, built in and concealed fridge freezer and dish washer, raised double oven, hob with extractor unit above, sink drainer with mixer tap, store cupboard, small breakfast bar. Window to front aspect, bi-fold doors to rear.

Landing

L shaped landing, hatch to loft access, store cupboard. Window to rear aspect.

Bedroom One

10' 6" x 9' 9" (3.20m x 2.97m)

Window front aspect, dressing area 6' 8" x 4' 8" leading through to en-suite

En-Suite

Comprising double shower with rain head and hand held attachment, wall mounted wash hand basin, concealed cistern WC. Side aspect

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

Front aspect

Bedroom Three

11' 2" x 7' 6" (3.40m x 2.29m)

Rear aspect

Bedroom Four

10' 6" x 7' 7" (3.20m x 2.31m)

Front aspect

Bathroom

Comprising panel enclosed bath, wall hung wash hand basin, concealed cistern WC, heated towel radiator. rear aspect

Outside

Rear Garden

Good sized, garden enclosed by wall and fencing with patio area adjacent to the bi-fold doors offering room for relaxing and al-fresco dining, lawned area, steps leading down to private door to garage and gated access to driveway.

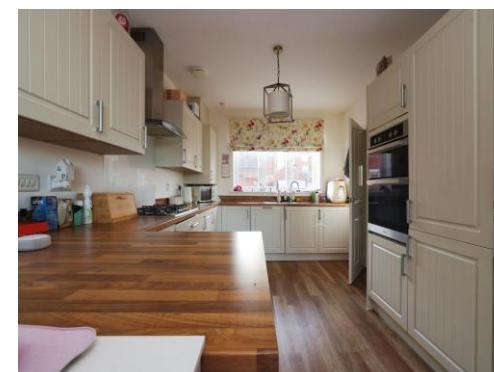
Garage

19' 6" x 9' 9" (5.94m x 2.97m)

With up and over door.

Parking

Driveway parking for one car in front of garage





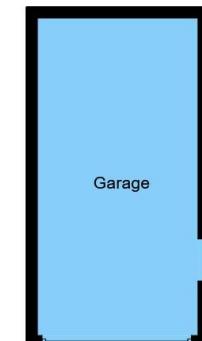




Ground Floor



First Floor



Garage

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

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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