

17 New Road
Durrington





A recently refurbished three bedroom end terrace house in the heart of Durrington.

17 New Road

Durrington, Salisbury, SP4 8EL

Guide Price:

£275,000



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- Recently refurbished throughout
- Interconnected reception rooms
- Contemporary fitted kitchen
- Modern first floor shower room
- Low maintenance UPVC facias and soffits
- UPVC double glazed windows and doors
- End of terrace property
- Generous long rear garden
- Gas fired central heating
- No onward chain

The Property

A recently refurbished three-bedroom end-of-terrace home, ideally situated in the heart of Durrington. This beautifully presented property has been recently re-carpeted and redecorated throughout, and benefits from full uPVC double glazing, along with low-maintenance uPVC soffits and fascias.

A covered canopy porch leads to a double-glazed front door, opening into the entrance hall with stairs rising to the first-floor landing. To the right, a doorway leads into the reception space. Originally arranged as two separate rooms, this area has been opened up to create a spacious open-plan living and dining room. The room enjoys a dual-aspect outlook, with a bay window to the front and an attractive fireplace providing space for an electric fire. There is also a useful understairs storage cupboard.

To the rear, a door leads into the kitchen, which is fitted with a modern range of wall and base units, complemented by roll-edge worktops and tiled splashbacks. Integrated appliances include a single electric oven with a gas hob above and an integrated fridge, with additional space and plumbing for a washing machine. A Glow-worm combination boiler is also located here.

From the kitchen, a doorway leads into the ground-floor bathroom, fitted with a white suite comprising a bath with tiled surround and a mains shower over, along with a pedestal wash hand basin. A further door leads to a separate WC.

The first-floor landing provides access to all three bedrooms and the shower room. To the front of the property is a well-proportioned double bedroom. Adjacent to this is the shower room, fitted with a double shower cubicle with mains shower, wash hand basin, and WC.

Bedrooms two and three are both positioned to the rear of the property and offer pleasant outlooks over the garden, making them ideal as additional bedrooms, a home office, or nursery.

Services - All mains services are connected. Gas fired central heating Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage outside

Tenure

Freehold

EPC Rating

C (69)

Outgoings

Council Tax Band: C

Size

1008 sq ft







Outside

To the front of the property, there is a walled, raised courtyard garden laid to shingle, with a pathway leading to the front door. A gravel pathway runs along the side of the property, providing access to the rear garden.

The rear garden is accessed via the kitchen and initially features a hardstanding area, with steps leading up to the main garden.

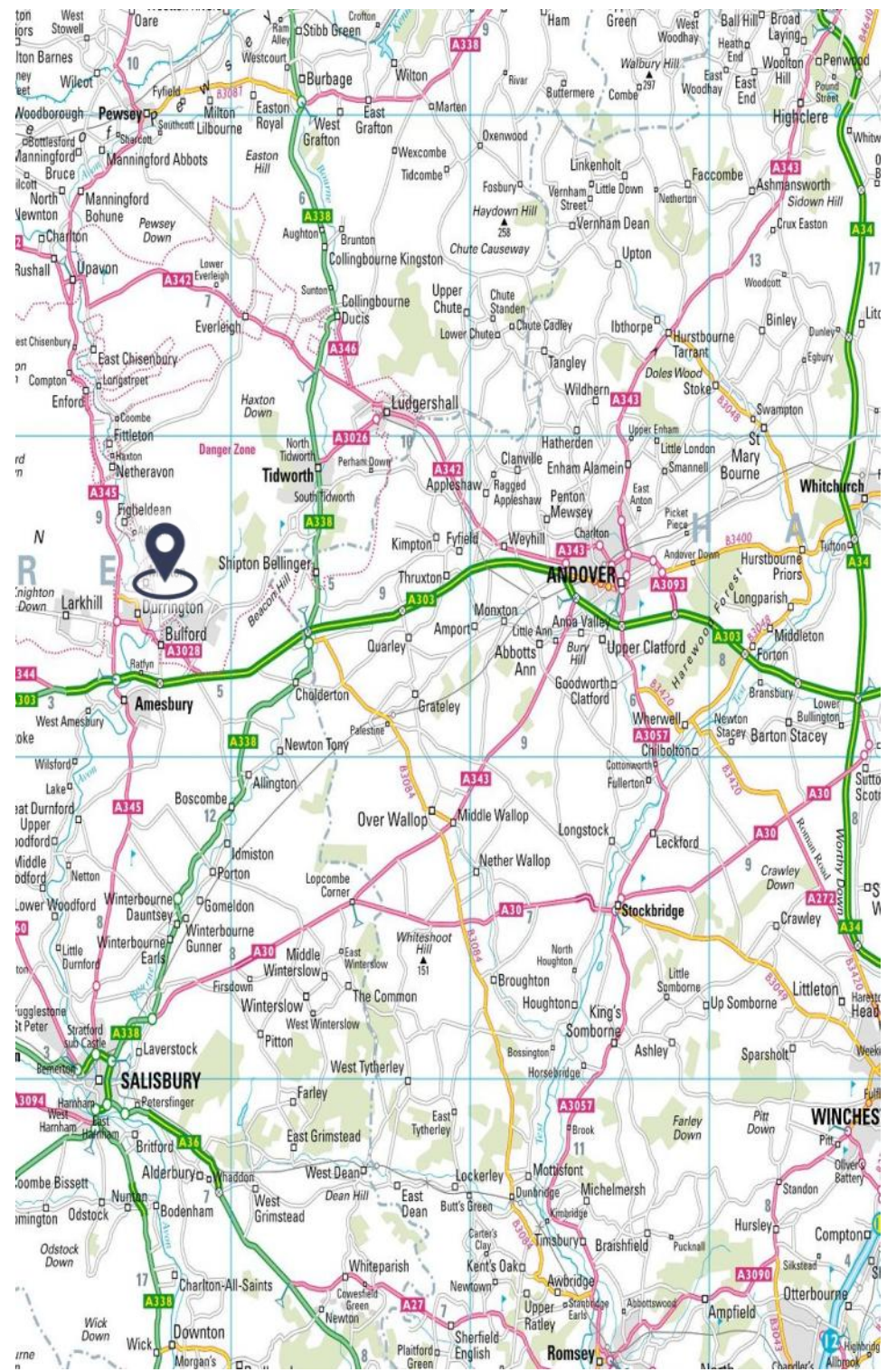
To the left, there is an attractive decked and patio seating area, ideal for outdoor entertaining. A pathway continues along one side of the garden, with a gravel border to the right and a generous area laid to lawn.

The garden is divided midway by a hedge, leading to a further section at the rear where a garden shed is located. The entire garden is enclosed by a combination of fencing and walling, offering a good degree of privacy.

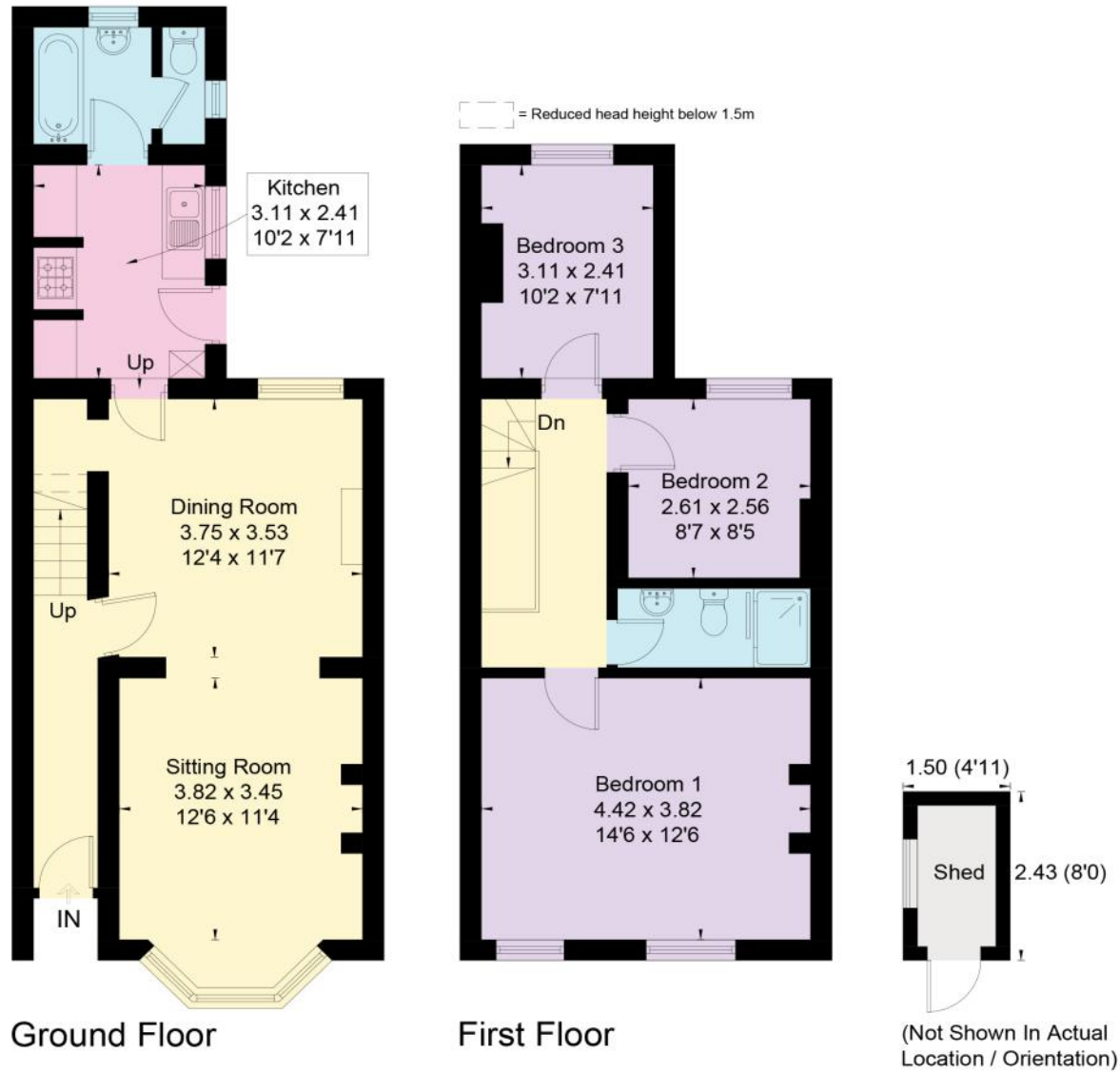
Location

17 New Road is conveniently situated in the heart of Durrington, a well-served village on the northern edge of Salisbury. The area offers a range of everyday amenities including local shops, schools, and pubs, along with a medical centre and recreational facilities. Durrington is particularly well placed for access to nearby Amesbury and the A303, providing excellent road links to London and the South West. The historic city of Salisbury lies just a short drive away, offering a wider selection of shopping, dining, and cultural attractions, as well as a mainline railway station with direct services to London Waterloo. The surrounding countryside, including the nearby Plain and River Avon, provides ample opportunities for walking and outdoor pursuits.





Approximate Floor Area = 93.7 sq m / 1008 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107730

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Myddelton
& Major™

Call. 01722 337 575

Email. residential@myddeltonmajor.co.uk

Click. myddeltonmajor.co.uk

Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

