



## 4 New Road, Durrington Salisbury, Wiltshire SP4 8EL

**£349,500 Freehold**

This substantial extended four bedroom semi-detached house offers spacious and well-presented accommodation. The property comprises; entrance hall, lounge opening into the dining room, modern fitted kitchen, utility room, four good size bedrooms, family bathroom with a separate W.C. The property has a drive which leads to the garage with up and over door. There is side access to the large rear garden which is mainly laid to lawn with patio area. The property is centrally located within the popular village of Durrington which provides a comprehensive range of shopping, schooling and leisure amenities with good access to various major centres and the nearby A303 road network.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





## Overview

- FOUR BEDROOM SEMI DETACHED
- LARGE REAR GARDEN
- GARAGE
- MODERN FITTED KITCHEN
- VILLAGE LOCATION
- SOLD WITH NO CHAIN
- VIEWING ESSENTIAL
- OFF ROAD PARKING



### Entrance Front door:

#### Reception hall/ utility room

With storage cupboards, plumbing for washing machine and space for tumble dryer.

#### Entrance Hall

With stairs rising to the first floor, deep storage cupboard, radiator.

#### Kitchen 13'6" (4.11m) x 7' (2.13m)

A stylish modern kitchen with a range of base and wall mounted units with preparation work surfaces, stainless steel sink unit with mixer tap, built in oven and hob with cooker hood, spot lighting.

#### Sitting Room 18'10" (5.74m) x 12' (3.66m)

A good size sitting room with wood block flooring, feature fire surround, patio doors opening to the rear garden, radiator, opening to:

#### Dining Room 9'8" (2.94m) x 8'6" (2.59m)

With window taking full advantage of the rear garden, wood block flooring, radiator.

### Landing

Window, hatch to loft space with boarding, ladder and lighting, linen cupboard.

#### Bedroom 14'1" (4.29m) x 8'8" (2.64m)

Built in double wardrobe cupboard, window to the rear of the property, radiator.

#### Bedroom 9'9" (2.97m) x 9'1" (2.77m)

With window to the rear of the property, radiator.

#### Bedroom 8'8" (2.64m) x 8'2" (2.49m)

With window to the front of the property, radiator.

#### Bedroom 11' (3.35m) x 6'7" (2.01m)

Window to the side of the property, radiator.

### Bathroom

White suite with panelled bath having shower and screen, wash hand basin, tiled flooring, ladder rack radiator, window.

### W.C.

With window and W.C., tiled flooring.

### Outside

The property has a drive which leads to the garage with an up and over door. There is side access to the large rear garden which is mainly laid to lawn with patio area

### Garage

With up and over door.

### Council Tax Band : D

### Agents Note - Draft Copy of particulars

### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.