



4 Southbourne Close, Porton, Salisbury, Wiltshire, SP4 0NW

Guide Price £400,000 Freehold

**A light-filled detached bungalow situated at the end of a small cul de sac together with a large garden and garage.**

### **Directions**

From Salisbury take the A345 northwards and at the Beehive Roundabout turn right on to Portway. At the next roundabout proceed straight over on to the A338 and after half a mile, just after the turning to Porton, turn right into Southbourne Way. Continue to the end and turn right into Southbourne Close where No. 4 will be seen on the left hand side.

### **Description**

A modern detached bungalow quietly situated at the end of a small cul de sac with a wide driveway offering ample vehicle parking, a large south-facing rear garden and offering good order throughout. The accommodation consists of entrance porch, hall, kitchen/breakfast room, sitting room, three bedrooms and a bathroom. There is also a very useful utility area, a greenhouse and a garden shed. Gas central heating is by radiators and all the windows and doors are double glazed. Offered to the market with no onward chain.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Hall**

Parquet floor.

#### **Kitchen/Breakfast Room**

Extensive range of work surfaces with base and wall mounted cupboards and drawers, built-in gas hob with cooker hood over, built-in oven, fridge-freezer, one-and-half bowl stainless sink unit with mixer tap over, tiled splashbacks, ceiling downlighters. Door to:

#### **Utility Area**

Tiled floor, work surface with plumbing and space for washing machine below, further appliance space, wall mounted cupboards, Door to front and rear garden.

#### **Sitting Room**

Parquet flooring, inset living flame gas fire with ornamental surround, full width sliding doors to decking area.

#### **Inner Hall**

Hatch to loft space.

### **Bathroom**

P-shaped bath with glass shower screen and electric shower, low level WC and wash hand basin. Tiled walls and floor.

### **Bedroom One**

### **Bedroom Two**

### **Bedroom Three**

### **Outside**

The front garden is enclosed by a low brick wall with gravel and lawn areas, mature shrubs and flowerbeds. A wide driveway leads down to the single garage with up-and-over door, light and power. Workshop with light and power, greenhouse, wooden garden shed. The rear garden is a good size with a southerly aspect and is mainly laid to lawn with shrubs and herbaceous perennials. Enclosed by timber fencing and offering a considerable degree of privacy.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

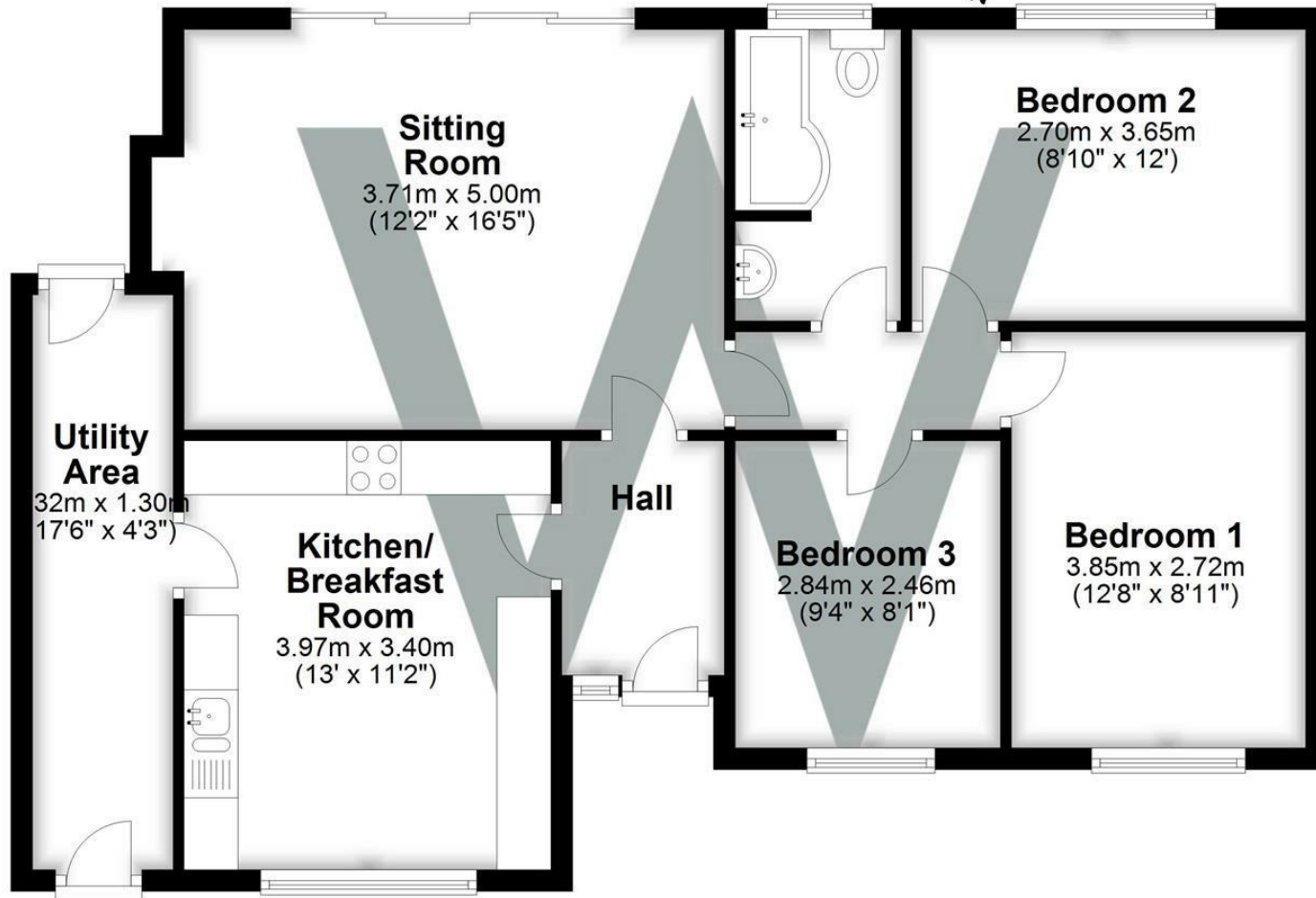
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,148.87.

### **WHAT3WORDS**

What3Words reference is: [///pacemaker.typified.puddles](https://www.what3words.com/?q=///pacemaker.typified.puddles)

# Ground Floor

Approx. 79.2 sq. metres (852.4 sq. feet)



Total area: approx. 79.2 sq. metres (852.4 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

