



6 Millennium Close, Harnham, Salisbury, Wiltshire, SP2 8TB

Guide Price £550,000 Freehold



Modern detached family home in a very convenient location near the hospital, shops and schools, offered with no chain.

Description

The property is a particularly spacious four bedroom detached house situated in a popular residential development and offering well proportioned and well presented accommodation, in a great location. On the ground floor there is a good sized entrance hall and a sitting room with doors leading to the kitchen/dining/family room which has an excellent range of units and there is also a utility room and cloakroom. On the first floor are four bedrooms with an en-suite shower room to the master bedroom and there is a family bathroom. The property further benefits from PVCu double glazing, gas fired central heating and a garden fac, all the accommodation is light and sunny.

Millennium Drive is situated on the Rowbarrow development just off the Downton Road and local amenities include a Nisa store, a Marks & Spencer's outlet on the Downton Road and an excellent bus service to the city and to Salisbury District Hospital. The city centre lies approximately 1.5 miles distant where there are further educational, shopping and recreational facilities. The property is offered to the market with NO ONWARD CHAIN.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance porch

Entrance hall

Stairs to first floor, under stairs storage area, wood effect laminate floor

Sitting room

Fireplace with marble inset, timber surround and mantel, TV point, doors to:

Kitchen/dining/family room

Excellent range of base and wall units with work surfaces over and tiled splashbacks, one and a half bowl sink and drainer with mixer tap, integrated electric double oven, four ring gas hob with extractor hood over, space and plumbing for dishwasher, 2 pairs of doors to garden, wood effect flooring, door to:

Utility room

Work surface with sink and drainer with cupboard below, wall cupboards, space and plumbing for washing machine and tumble drier, wood effect flooring.

Study

Cloakroom

Stairs to first floor - landing

Large cupboard with combination gas boiler for heating and hot water, hatch to insulated loft space.

Bedroom one

Range of fitted wardrobes.

En-suite shower room

Fitted with a white suite of fully tiled shower cubicle with thermostatic mixer shower, pedestal wash-hand basin and low level WC. Wall and floor tiling, extractor fan, heated towel rail.

Bedroom two

Fitted wardrobe.

Bedroom three

Fitted wardrobe.

Bedroom four

Bathroom

Fitted with a white suite of panelled bath with thermostatic mixer shower over, low level WC and pedestal wash-hand basin. Part tiled walls, tiled floor, extractor fan.

Outside

A brick pavior path leads to the front door with shrubs to side in easy maintenance borders. A tarmacadam driveway leads to the GARAGE with up and over door, light and power, door to garden. Pedestrian path leads to the rear garden which is enclosed by brick walls and timber fencing with paved patio leading to lawn with flower beds, shrubs and trees.

Services

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

Outgoings

The Council Tax Band is ' E ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,927.95.

Directions

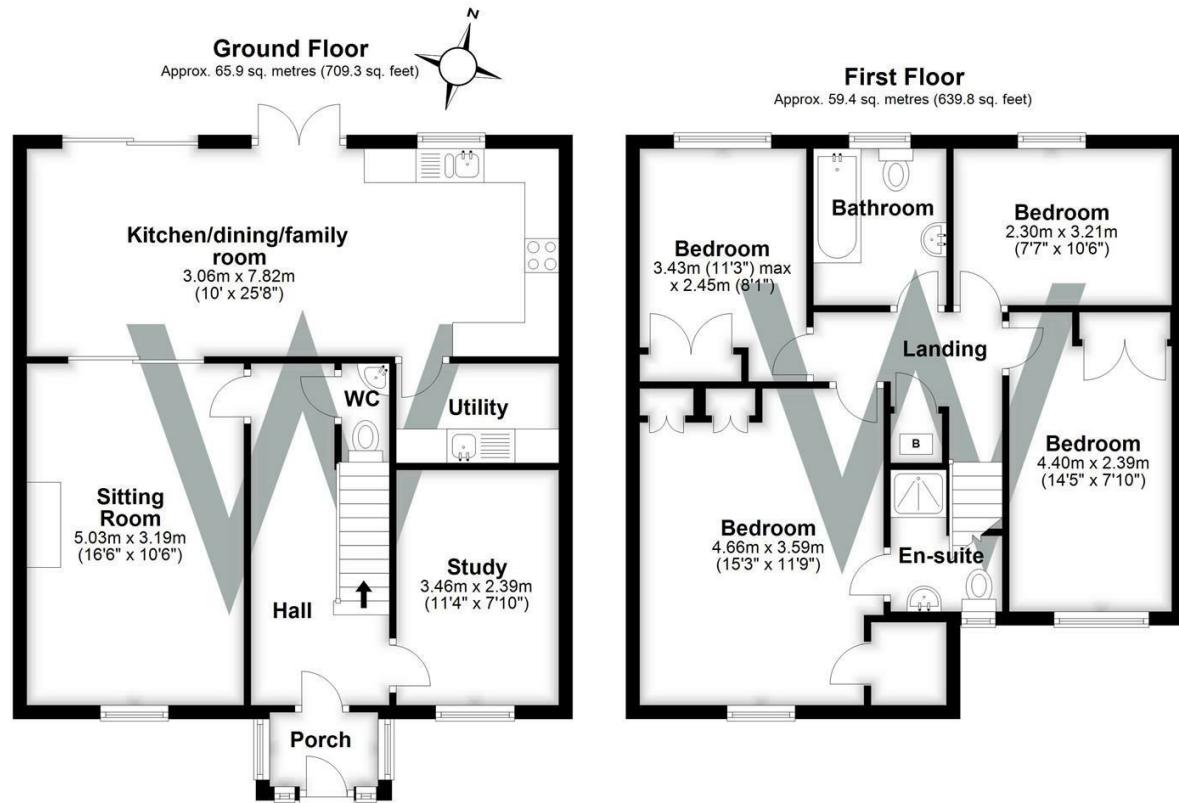
Leave Salisbury along Exeter Street and at the roundabout go straight ahead into New Bridge Road. Keep in the right hand lane, proceeding over two sets of traffic lights into the Coombe Road. At the mini roundabout turn left towards the hospital and proceed over the next roundabout before taking the first left. Take the first turning on the left into Viking Way and turn first right into Millennium Close where the property will be found on the right.

WHAT3WORDS

What3Words reference is: ///grapes.finely.curry

NB

The internal photographs are from prior to the current occupiers moving in.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WHITES

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