



9 Spracklands, Dinton, Salisbury, Wiltshire, SP3 5DY

Guide Price £250,000 Freehold

**A rare opportunity to purchase a modern semi-detached bungalow in a cul-de-sac location in the popular village of Dinton.**

### **Directions**

From Salisbury take the A36 Wilton Road. At the mini-roundabout turn left and proceed through Wilton. Continue on the Shaftesbury Road and continue into Barford St Martin. As the road bears left take the right hand turning onto the B3089 signposted to Dinton. Proceed into Dinton and Spracklands will be seen on the right hand side.

### **Description**

A rare opportunity to purchase a modern semi-detached bungalow in a cul-de-sac location in this popular village some 9 miles west of Salisbury. The village has a thriving community with excellent primary school, village hall, public house and recreation ground. The property is set in a good corner plot and the accommodation consists of entrance hall, sitting room, conservatory, kitchen, 2 double bedrooms and bathroom. Heating is by night storage heaters and the windows are upvc double glazed. Vacant possession is offered.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Porch**

Part-glazed front door to:

#### **Entrance Hall**

Night storage heater, hatch to loft space, coats cupboard, shelved airing cupboard with lagged hot water tank with immersion heater, home office/study space. Laminate flooring.

#### **Bedroom One**

Night storage heater, double built-in wardrobe.

#### **Bathroom**

White suite of panel bath with electric shower over and folding glass screen, low level WC and wash hand basin, extractor fan, fan heater. Vinyl flooring.

#### **Bedroom Two**

Double built-in wardrobe, night storage heater.

#### **Sitting Room**

Night storage heater, laminate flooring, archway to:

### **Kitchen**

Range of work services with base and wall mounted cupboards and drawers, electric hob, electric oven, stainless steel sink with mixer tap over, cooker hood, built-in larder cupboard. Door to:

### **Conservatory**

Two doors to garden and store room.

### **Outside**

Good areas of lawn to front with shrubs, wrought iron pedestrian gate to very good sized rear garden to south and west, primarily laid to lawn with paved sitting area, wooden garden shed, enclosed by hedging and fencing, mature fruit trees and shrubs.

### **Services**

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

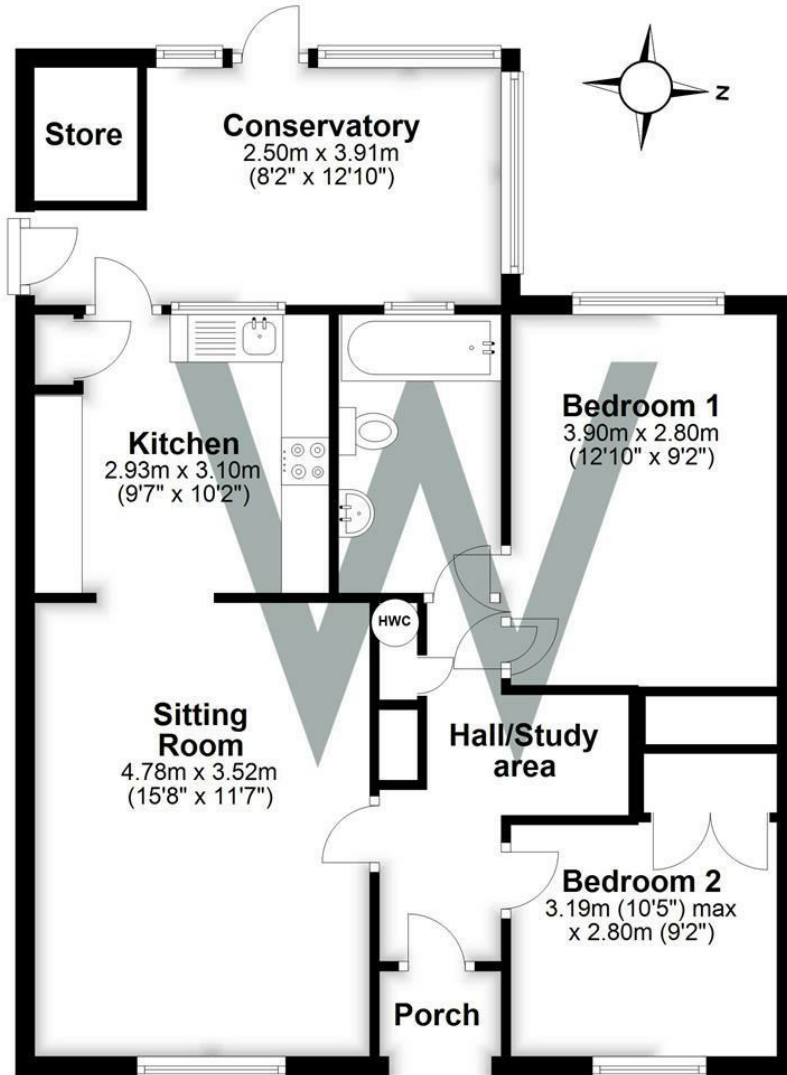
### **Outgoings**

The Council Tax Band is 'B' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,567.99.



# Ground Floor

Approx. 73.4 sq. metres (790.5 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



