



7 Edmund Way, Amesbury, Salisbury, Wiltshire, SP4 7TW

£330,000 Freehold

A modern three bedroom semi detached house offering well proportioned accommodation arranged over three floors.

Description

The property is a modern three bedroom semi detached house, built in 2019 and has light and airy well proportioned accommodation arranged over three floors. The accommodation comprises on the ground floor an entrance hall, a sitting room and a kitchen/breakfast room with an excellent range of units and tri-fold doors leading out on to a patio area. There is also a utility area and a cloakroom with Karndean flooring throughout the ground floor. On the first floor are two bedrooms and a bathroom with a four piece suite. On the second floor is the master bedroom with an adjacent dressing/study area and an en-suite shower room. To the rear is a garden with a southerly aspect and there is off road parking for 2/3 cars in front of a part converted garage, the front of which provides useful storage and the rear part is an office space/gym with patio doors leading in to the garden. Further benefits include PVCu double glazing and gas central heating. The property also enjoys the residue of the NHBC warranty. Edmunds Way lies on a popular modern development on the edge of Amesbury with a recreation area nearby with easy access to various facilities with Salisbury lying approximately 8 miles distant.

Property Specifics

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

Entrance hall

Radiator, stairs, electric fusebox, door to:

Sitting room 13'9" x 11'9" (4.21m x 3.59m)

Window to front, two radiators, understair cupboard, media plate, door to:

Kitchen/breakfast room 13'3" x 12'0" (4.04m x 3.67m)

Fitted with cream fronted units with wood effect work surfaces over and attractive tiled splashbacks, integrated electric oven, grill and hob with extractor over, sink and drainer with mixer tap, space/plumbing for dishwasher, space for fridge/freezer, space for table/chairs, tri-fold doors to rear, through to:

Utility area

Work surface with space/plumbing for washing machine under, cupboard housing gas boiler, door to:

Cloakroom

Fitted with a low level WC, wash hand basin, extractor, radiator.

Stairs to first floor - landing

Cupboard housing hot water tank, window to front, stairs to second floor.

Bedroom two 11'10" x 8'9" (3.62m x 2.67m)

Window to front, radiator.

Bedroom three 11'4" x 8'9" (3.46m x 2.67m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, shaver point, extractor.

Stairs to second floor

Door to:

Bedroom one 12'4" x 11'10" plus dressing area (3.76m x 3.63m plus dressing area)

Window to front, radiator, over stair wardrobe/cupboard, radiator, mirror fronted doors to fitted wardrobes, dressing/study area with velux window to rear, radiator, door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, extractor, radiator, velux window to rear.

Outside

The rear garden has a southerly aspect with a covered patio area leading to a lawn which is fully enclosed by timber fencing, There are multiple power points and an outside tap. The driveway provides parking for 2/3 cars and the garage has been divided to provide a storage area at the front and an office/gym (3.07m x 2.72m) with patio doors accessing the garden.

Services

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

Outgoings

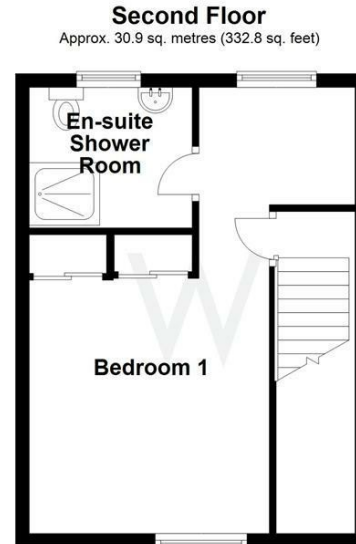
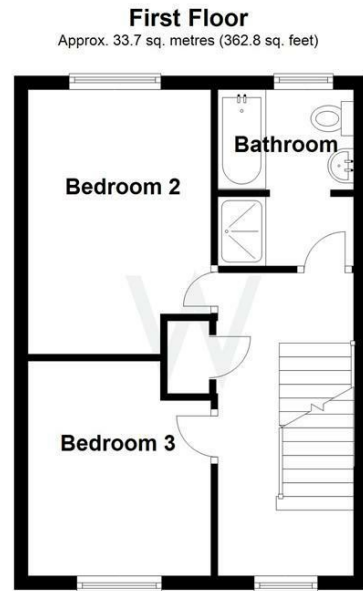
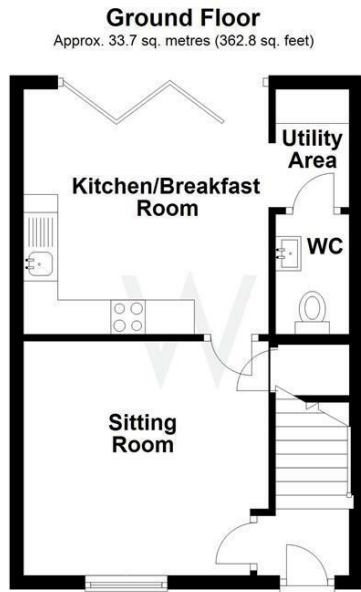
The Council Tax Band is ' E ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,689.25.

Directions

Leave Salisbury on the A345 Amesbury Road and before reaching Amesbury turn right at the roundabout onto Stockport Avenue. At the next roundabout turn left into Muggleton Road before turning right at the T-Junction in to Princess Way. Turn left in to Edmund Way and bear right and the property can be found after a short distance on the left hand side.

WHAT3WORDS

What3Words reference is: ///growth.overhear.drive



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	84
(69-80) C	
(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

Total area: approx. 98.3 sq. metres (1058.4 sq. feet)



WHITES
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