



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

Guide Price £575,000 Freehold

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 overlooking a central green and with stunning Cathedral views. On the ground floor there is a good sized entrance hall and a sitting room with a bay window to the front. Double doors lead to the dining room and this leads in turn to a kitchen/breakfast room which has an excellent range of refitted units and there is also a utility room. On the first floor are four bedrooms with a refitted en-suite shower room to the master bedroom and there is a family bathroom which can also be accessed from bedroom two. The property further benefits from PVCu double glazing, full cavity wall insulation, gas fired central heating and as the garden faces south, 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.

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 hand side.

Covered entrance Porch

Hall

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

Cloakroom

Fitted with a white suite of low level WC, pedestal wash-hand basin with tiled splashback, ceramic wall tiling, extractor fan, wood laminate floor.

Sitting Room

Fireplace with marble inset, timber surround and mantel, TV point, bay window to front elevation, double doors to:

Dining Room

Kitchen/Breakfast Room

Recently refitted with an 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 double electric oven, four ring gas hob, dishwasher, fridge/freezer, space for table and chairs, sliding doors to garden, door to:

Utility Room

Work surface with sink unit and cupboard below, wall cupboards, space and plumbing for washing machine and tumble drier, door to garden, door to garage.

First floor Landing

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

Master Bedroom

Two built in double wardrobes. Window to front overlooking green and Cathedral.

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 tiling and panelling, extractor fan, heated towel rail.

Bedroom 2

Double built in wardrobe, door to bathroom.

Bedroom 3

Built in double wardrobe.

Bedroom 4

Shelved recess.

Bathroom

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

Garage

Up and over electric door, power and light, door to utility room.

Outside

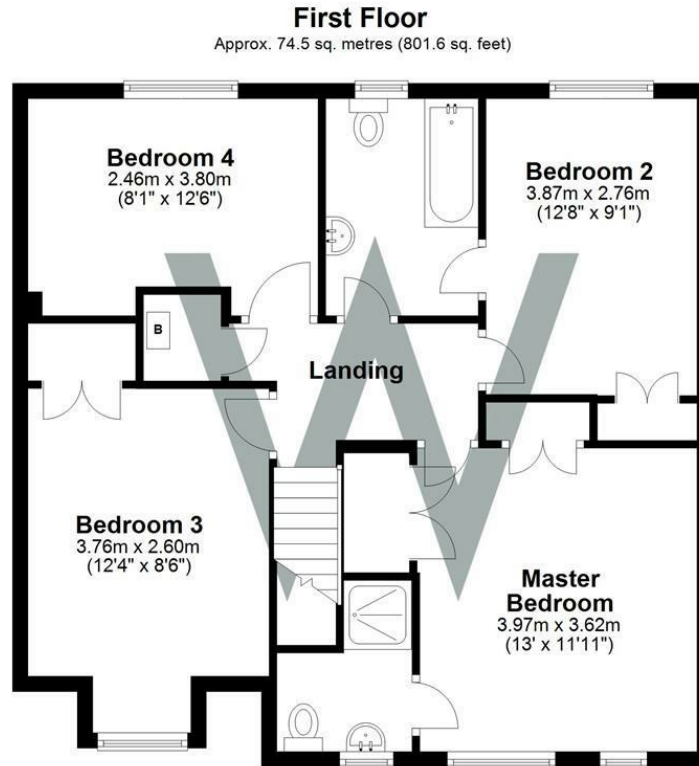
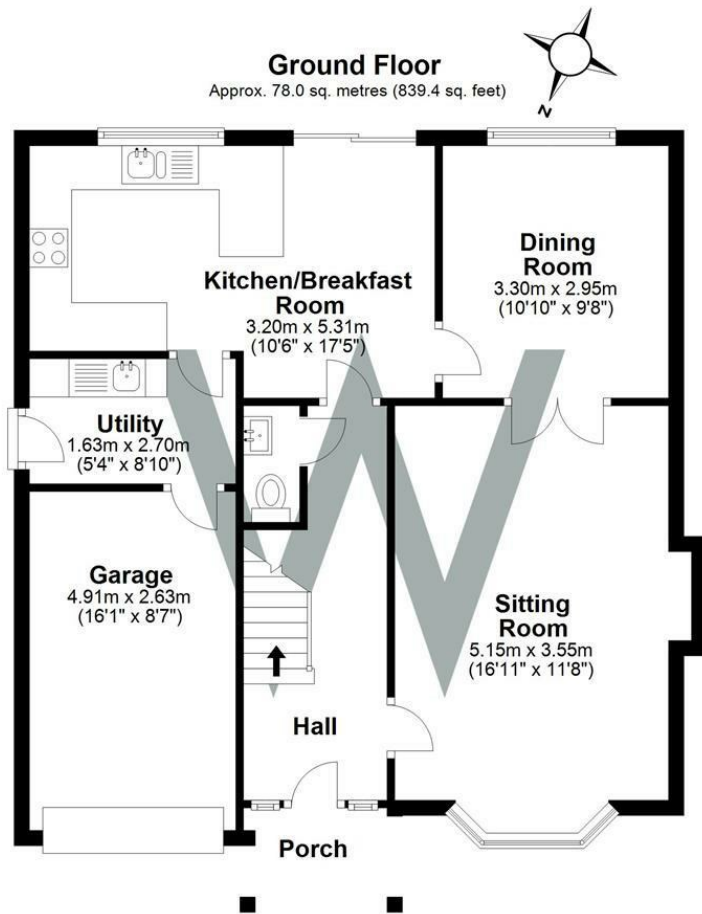
Low hedging to front and side, tarmac parking for two vehicles, side access gate to rear garden which has a paved and gravel sitting area leading to lawn on two levels. Well stocked with mature shrubs and herbaceous plants. Storage areas to sides, enclosed by timber fencing, water tap, lighting.

Services

All mains services.

Outgoings

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



Total area: approx. 152.5 sq. metres (1641.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(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	



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