



**Connells**

Downton Road  
Salisbury



## Property Description

This extended three bedroom house located on Downton Road is situated within a short walk of Salisbury's city centre. This home has been renovated with a modern finish by the current owners to high standard throughout.

## Entrance Hall

Storage cupboard, open to open plan lounge, stairs to first floor landing.

## Lounge

10' 11" x 10' 10" ( 3.33m x 3.30m )

Log burner with tile hearth, bay window to front aspect with under seating storage, open to

## Kitchen/ Family Room

Irregular Shaped Room 27' 4" max x 14' 2" max ( 8.33m max x 4.32m)

Kitchen area - Comprising wall and base units with work surfaces above, inset electric hob unit with hood over, raised oven and microwave, built in and concealed fridge and freezer, down lighter spots. Kitchen island with base units and work surface over, drainer sink unit with mixer taps, built in and concealed dishwasher, built in wine fridge, hanging lights over island, Bi-fold doors to rear garden and skylight, electric under floor heating.

Family area - a range of storage cupboards, one with washing machine and dryer, feature fireplace and open to lounge and kitchen.

## First Floor Landing

### Bedroom One

12' 4" x 12' 1" ( 3.76m x 3.68m )

Large fitted wardrobes along one wall, front aspect.

### Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

Feature fireplace, rear aspect.

### Four Piece Bathroom

Comprising a claw foot bath with mixer taps and shower attachment, walk in double shower with rainfall shower head and attachment with niche, vanity unit with bowl sink unit mixer taps, heated towel rail, WC, downlighter spots, electric under floor heating

## Second Floor Landing

Eaves storage.

### Bedroom Three

18' x 6' 9" ( 5.49m x 2.06m )

Skylight windows, rear aspect, fixed air conditioning unit.

### Ensuite

Comprising a fitted shower unit, wash hand basin and WC.

## Outside

### Rear Garden

Decking from the Bi-fold doors with steps leading to another decked area for Alfresco dining, further steps to a further level with lawn and artificial grass. To the rear is gated access to the parking.

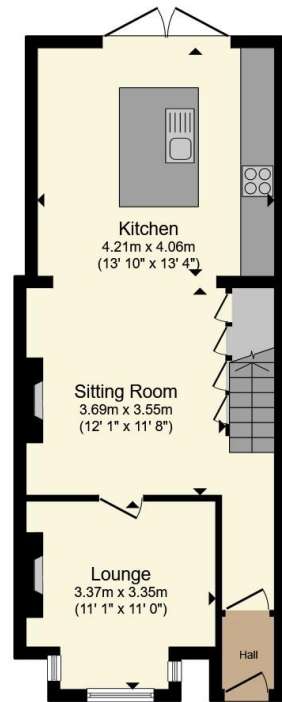
### Driveway

Driveway parking to the rear with steps to rear garden.

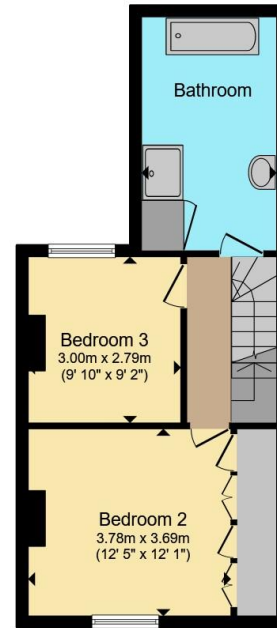




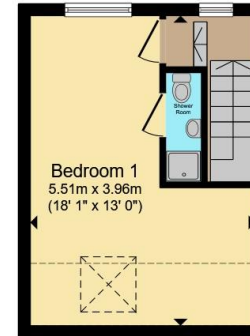




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 108.7 m<sup>2</sup> (1,170 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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