



PENNY LANE, SALISBURY, WILTSHIRE, SP4
£295,000 FREEHOLD

Winkworth



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Well-presented semi-detached family home, situated on the edge of a modern development and benefiting from an enclosed rear garden and garage.

The front door opens into the hallway, leading through to a tastefully decorated sitting room with an outlook to the front. From here, the accommodation flows into the kitchen/dining room, which offers ample space for family dining and everyday living. The kitchen is fitted with matching high-gloss base and eye-level units, while French doors open directly onto the rear garden, allowing plenty of natural light to flood the room. A useful ground-floor WC and a separate storage cupboard are conveniently positioned off the kitchen/dining area.

Stairs rise from the hallway to the first floor, where the principal bedroom overlooks the rear garden and benefits from a modern, fully tiled en-suite shower room, fitted with a contemporary white suite. There are two further bedrooms, both enjoying an outlook across the front elevation. Completing the accommodation is a stylish family bathroom, featuring modern black and white tiling, a white suite and a bath with shower over.

Outside, the property is approached at the front with an attractive flower border to the side. The fully enclosed rear garden is enclosed by a combination of timber fencing and brick walling and is arranged over two levels, with steps connecting the different areas. A gate provides access to the garage block, where the property benefits from its own garage.

Presented in very good order throughout, this attractive home offers well-arranged accommodation, a sociable kitchen/dining room and an enclosed rear garden. An internal viewing is highly recommended to fully appreciate all that the property has to offer.



AT A GLANCE

- Sitting room
- Kitchen/diner
- Three bedrooms
- Family bathroom
- Ensuite
- W.C
- Garden
- Garage

LOCATION

The Archers Gate development is conveniently situated a short distance from the thriving town of Amesbury and approximately eight miles from the historic cathedral city of Salisbury. Amesbury offers a good range of shopping, recreational and educational facilities, together with a selection of independent shops and a welcoming community atmosphere. The town is also ideally placed for exploring the world-famous Stonehenge, one of the area's most celebrated landmarks.

For commuters, the nearby A303 provides excellent road links, connecting with the M3 for journeys towards Basingstoke and London, as well as offering convenient access westwards towards Exeter and the wider West Country. With schools, parks and everyday amenities within easy reach, Archers Gate provides a convenient setting for families and those seeking a well-connected home, combining modern development living with access to the surrounding countryside and local heritage.

DIRECTIONS

What3Words-cave.lyricist.sweep

From Amesbury town centre, head south along Earls Court Road and continue to the top of the road. At the double roundabout, turn right and then immediately right again into Underwood Drive. Proceed along Underwood Drive for approximately 400 yards until reaching the Archers Gate roundabout. Take the second exit into Archers Gate, passing the public house on your left. Then take the first left into Shears Drive and follow the road as it continues around and becomes Haragon Drive. after passing the playground on the right follow the road and take the next left onto Penny Lane where the property will be found on the right-hand side.

EPC Band B

Council Tax band C

Mains drainage and electric

Gas central heating and double glazing

Ultrafast broadband available.

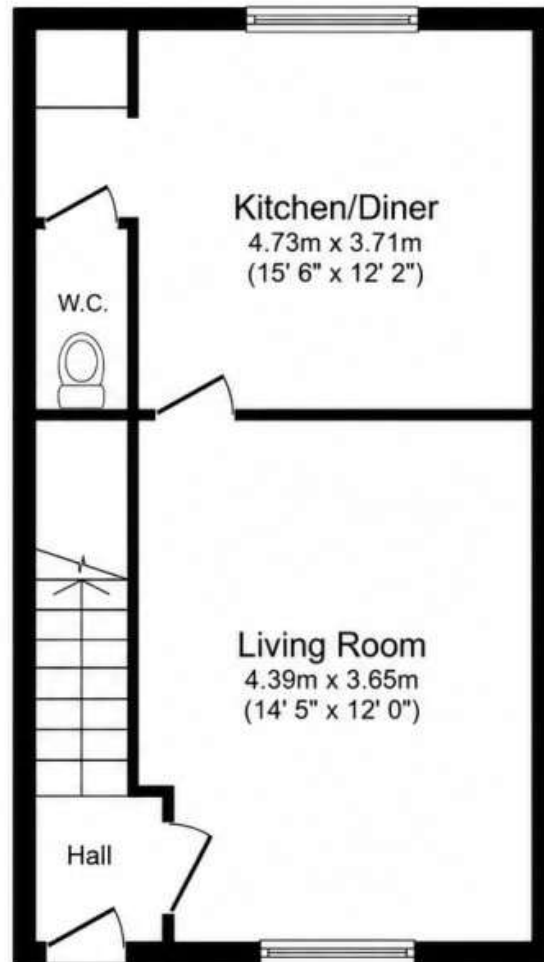
EE good outside, variable inside.

O2 good outside, limited inside.

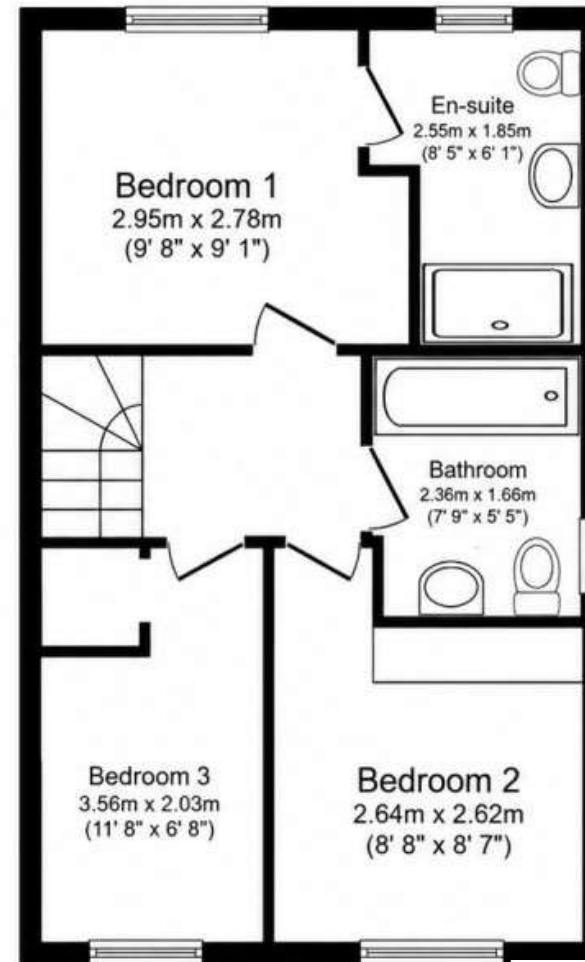
Three good outside, limited inside.

Vodafone good outside, limited inside.





Ground Floor



First Floor

Total floor area 77.6 m² (835 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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