



25 Kilford Close, Amesbury, Wiltshire, SP4 7XS

£399,000 Freehold

A modern four bedroom detached house in a quiet location, in good order throughout and offered to the market with no onward chain.

Description

The property is a modern four bedroom detached house situated in a quiet location with no through traffic and is offered to the market with no onward chain. The well presented accommodation comprises an entrance hallway with a dual aspect sitting room with French doors leading on to the rear garden which enjoys a westerly aspect. There is a separate dining room, a kitchen/breakfast room which leads to a utility room and there is also a cloakroom. On the first floor are four bedrooms with the main bedroom having fitted wardrobes and access to an en-suite shower room and there is also a family bathroom. Further benefits include PVCu double glazing, gas central heating and off road parking in front of a garage. The property is nicely located with two primary schools, a good grocery store, fast food takeaways and parks all within easy walking distance and further amenities include nearby bus stops leading to the town centre and Salisbury. Access to London, Andover, Basingstoke and Winchester are all relatively short distances via the A303 and there are further amenities at the nearby Solstice Park.

Property Specifics

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

Entrance Hall

Covered porch, front door, stairs, radiator.

Living Room 20'1" x 11'0" (6.12m x 3.35m)

Window to front and French doors to rear, stone fireplace and hearth with inset gas fire, TV point, two radiators, TV and telephone point.

Dining Room 12'4" x 8'9" (3.76m x 2.67m)

Window to front, radiator, space for table and chairs.

Kitchen 11'1" x 11'0" (3.39 x 3.36)

Fitted with base and wall units with work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, integrated dishwasher, space for fridge, windows to side and rear, sink and drainer with mixer tap, radiator, tiled floor, through to;

Utility 7'5" x 5'1" (2.27 x 1.55)

Fitted with base units with work surface and sink and drainer, space/plumbing for washing machine, wall mounted gas boiler, tiled floor, radiator, part glazed door to rear, door to understair storage cupboard.

Cloakroom

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

First floor landing

Window to rear, access to majority boarded loft.

Bedroom One 11'1" x 9'9" (3.39 x 2.98)

Window to front, fitted wardrobe with mirror fronted doors, door to;

En-suite Shower Room

Fitted with a white suite comprising shower cubicle, pedestal wash hand basin, part tiled walls and tiled floor, strip light and shaver point, heated towel rail, extractor, obscure glazed window to side.

Bedroom Two 11'0" x 9'7" (3.36m x 2.93m)

Window to rear, radiator.

Bedroom Three 10'1" x 7'8" (3.08m x 2.35m)

Window to front, radiator.

Bedroom Four 11'1" x 6'8" (3.38m x 2.04m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, tiled floor, heated towel rail, extractor, obscure glazed window to rear.

Outside

To the front of the property is a paved area enclosed by a brick wall. To the side of the house, timber gates open to a driveway providing off road parking. The rear garden enjoys a westerly aspect and has a patio area with an outside tap and light the remainder being lawned and enclosed on all sides.

Single Garage 16'8" x 8'7" (5.08m x 2.62m)

With up and over door, power and light.

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 2024/2025 payable to Wiltshire Council is £2830.65.

Directions

From our offices in Castle Street head north and at Castle Roundabout take the 2nd exit on to Castle Road/A345. Stay on the A345 and at the White Railings Roundabout take the 2nd exit on to Stockport Avenue. Go through two roundabouts and at the third roundabout take the 1st exit on to Archers Way. Take the 3rd left hand turning into Shears Drive and follow the road round, taking the 2nd entrance into Kilford Close where the property will be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///blending.swerving.jams



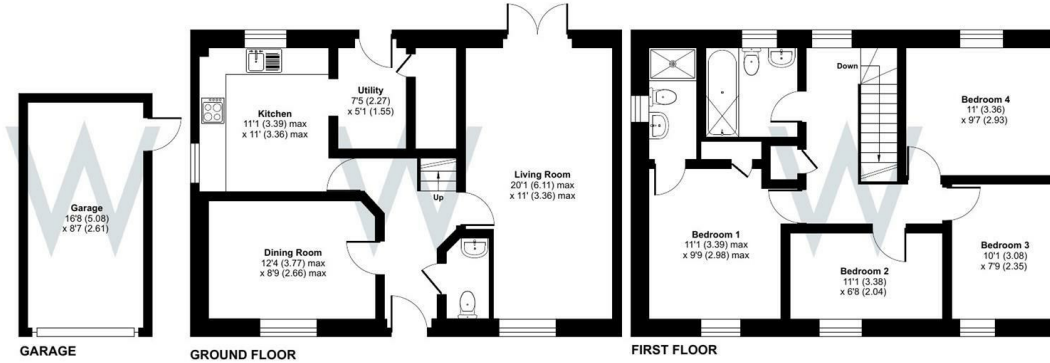
Kilford Close, Amesbury, Salisbury, SP4

Approximate Area = 1205 sq ft / 111.9 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1348 sq ft / 125.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for H W White Ltd. REF: 1178587



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	88
(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	



