



63 Coberley Drive, St Peters Place, Salisbury, Wiltshire, SP2
9FD

£400,000 Freehold

A nearly new, detached family home, offered in excellent order throughout together with driveway parking for up to 6 vehicles and garage.

Description

An exceptionally spacious, nearly new, detached family home, offered in excellent order throughout, with a very large kitchen/breakfast room, 2 reception rooms, cloakroom and utility on the ground floor together with 4 bedrooms, ensuite shower room and family bathroom. Further benefits include a good sized garden, garage, driveway with parking for up to 6 vehicles, gas central heating, double glazing, hard flooring to the ground floor and the residue of an NHBC building guarantee. It is situated in a popular development close to "Bunny Park" which offers great dog and family walking and it is within a short walk of the primary school. Highly recommended for an early viewing!

Property Specifics

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

Entrance Porch

External light.

Entrance Hall

Stairs to first floor, wood effect flooring.

Family Room

Sitting Room

Wood effect flooring.

Kicthen/Dining Room

Double doors to garden, stone effect flooring, range of work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap over, space for dishwasher and fridge/freezer, base and wall cupboards and drawers, built in double oven with 4 ring hob over and stainless steel extractor hood.

Utility Room

Stone effect flooring, door to garden, work surface with cupboard below and space for washing machine and tumble drier. Wall cupboard with Ideal Logic gas fired boiler for heating and hot water.

Cloakroom

First floor Landing

Hatch to loft space, deep shelved airing cupboard.

Bedroom One

Ensuite Shower Room

Low level wc, hand basin and shower cubicle with glass door and thermostatic mixer shower, part tiled walls, extractor fan.

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

White suite of panel bath with electric shower over and glass screen, low level wc and hand basin, part tiled walls, extractor fan.

Outside

To the front are gravel areas for easy maintenance. To the side is a large tarmacadam driveway with parking for up to 6 vehicles. A side access gate leads to the rear garden with large decked area leading to lawn and gravel area, further decking area. Shrubs and plants. All designed for easy maintenance. Summer House 3.16m x 1.91m.

Garage

Up and over door, pedestrian side door, light and power.

Services

All mains services are connected.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

WHAT3WORDS

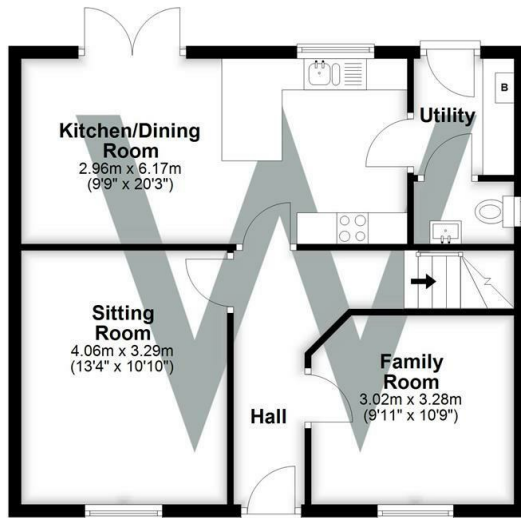
What3Words reference is: [///slacker.hiker.kitchen](https://www.what3words.com/?q=///slacker.hiker.kitchen)

Directions

From Salisbury take the A360 Devizes Road. At the third roundabout turn left into Adlam Way and second left into Coberley Drive. Continue to the end where 63 will be seen on the left hand side.

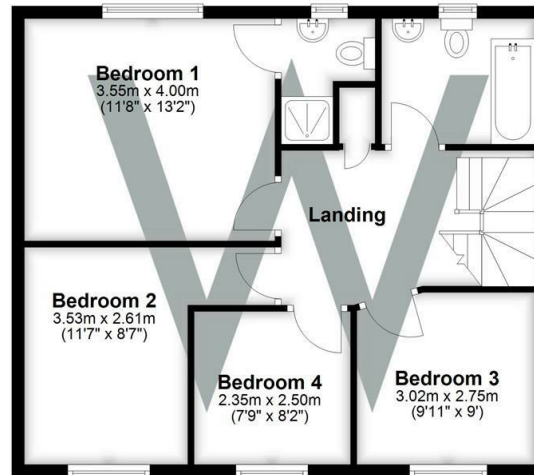
Ground Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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	

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