


44 Ancient Way, Rowbarrow Gardens, Salisbury, Wiltshire, SP2 8TE

£415,000 Freehold

**A four bedroom detached house in cul de sac location on popular residential development. The property benefits from PVCu double glazing, gas central heating, gardens and a detached garage with off road parking. The property is offered with no onward chain.**

**Directions**
Leave Salisbury along Exeter Street and at the roundabout go straight ahead into New Bridge Road. Keep in the left hand lane, proceeding out of Salisbury on the A338 Downton Road before turning right at the next set of traffic lights. Turn right into Ancient Way and keep right at the T junction following this road until the property can be found on the right hand side facing a grassed area.

**Description**
The property is a four bedroom detached house situated in an off road position fronting open land on a popular residential development and offers well proportioned accommodation. On the ground floor there is an entrance hall and a sitting room with sliding patio doors. There is a dining room and a kitchen/breakfast room which has a comprehensive range of units with a breakfast bar and there is also a utility room. On the first floor are four bedrooms with an en-suite shower room to the master bedroom and three of the bedrooms have fitted wardrobes. There is a also a family bathroom. The property further benefits from PVCu double glazing, gas central heating and a garden which enjoys a south-westerly aspect. To the front of the property is a parking space and a detached garage. Nearby amenities include a Marks & Spencer's outlet on the Downton Road and a Nisa convenience store and there is an excellent bus service to the city and to Salisbury District Hospital which lies approximately 1 mile away. 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.

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

**Entrance hallway**
Radiator, stairs with storage cupboard under.

**Sitting room 14'11" x 11'1" (4.57m x 3.40 )**
(maximum measurements) Sliding glazed doors to garden, TV point, radiator.

**Dining room 11'1" x 8'7" (3.40m x 2.64m)**
Window to front, radiator.

**Kitchen/breakfast room 11'9" x 11'7" (3.59m x 3.55m)**
Fitted with base and wall units, integrated electric oven with 4 ring gas hob and extractor over, space/plumbing for dishwasher, space for fridge/freezer, sink and drainer under window to rear, part glazed door to rear, breakfast bar, radiator Door to;

**Utility room**
Work surface with sink and drainer under window to side, space/plumbing for washing machine, space for tumble/dryer, radiator, extractor, high level fusebox.

**First floor - landing**
Airing cupboard housing gas boiler, radiator.

**Bedroom one 12'0" max x 9'10" (3.66m max x 3.02m)**
Window to rear, radiator, fitted double wardrobe. Door to;

**En-suite bathroom**
Shower cubicle, low level WC, pedestal wash hand basin, obscure glazed window to side, extractor fan, part tiled walls, strip light and shaver point.

**Bedroom two 11'1" x 9'0" (3.39m x 2.75m)**
Window to front, radiator, fitted double wardrobe.

**Bedroom three 9'8" x 7'8" plus door recess (2.95m x 2.34m plus door recess)**
Window to front, built in single wardrobe.

**Bedroom four 8'9" x 6'6" plus door recess (2.68m x 1.99m plus door recess)**
Window to rear, radiator, telephone point.

**Bathroom**
White suite comprising timber panelled bath with shower over, low level WC, pedestal wash hand basin, strip light and shaver point, window to rear.

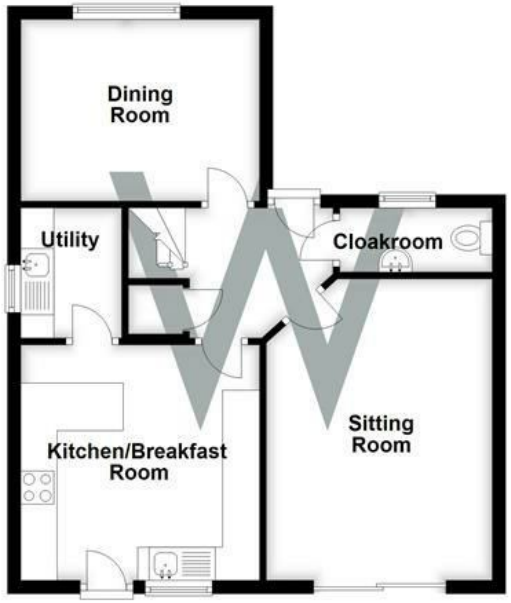
**Outside**
To the front of the property is an area of open plan lawn with a path to the front door. There is a DETACHED GARAGE and a parking space. The rear garden enjoys a south westerly aspect and is lawned with a patio area, fully enclosed by walling and timber fencing.

**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 2020/2021 payable to Wiltshire Council is £2,463.55.

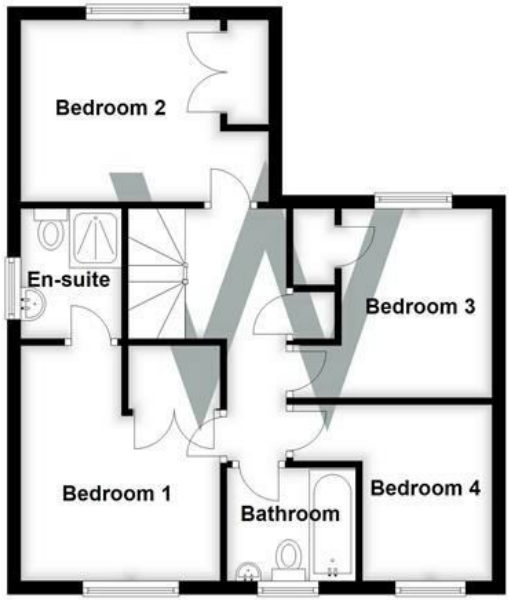
## Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)




## First Floor

Approx. 50.7 sq. metres (546.2 sq. feet)




Total area: approx. 101.1 sq. metres (1088.1 sq. feet)





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