



4 Collins Close

Salisbury, SP2 0FP

Guide price £375,000



A lovely modern semi-detached home built to a high standard by Redrow Homes some five years ago. 4 Collins Close is a well laid-out house with a lovely southerly facing garden. The property has a number of features which make the property particularly appealing to buyers, the stand-out element is the spacious and light 5.45m kitchen/dining room with doors overlooking the rear garden. 4 Collins Close has three good size bedrooms with two bathrooms and cloakroom. The private drive to the front provides parking for two cars and the rear garden is flat and well enclosed. The location is another huge positive, the leafy development has several play areas and open countryside nearby. The centre of Wilton is a short walk with a whole host of amenities and shops, Salisbury is also within easy reach and on a bus route.



Directions

Proceed to Wilton from Salisbury turning right at the roundabout onto The Avenue. Follow The Avenue for a short distance, proceeding straight over the roundabout. Turn right into Oakley Road, at the T junction turn right into Dimmer Drive and then left after a short time into Collins Close. Number four can be found on the right hand side.

Storm Porch

Double glazed door to:

Hallway

Stairs to first floor with cupboard under. Radiator. Telephone point.

Cloakroom

Low level WC and wash hand basin with tiled splashbacks and floor. Radiator, obscure double-glazed window

Sitting Room 15'10" x 10'9" (4.85m x 3.3m)

Double glazed window to front aspect. Radiator. Television aerial point.

Kitchen/Dining Room 17'10" x 11'7" (5.45m x 3.55m)

Matching wall and base units with work surface over. Inset AEG gas hob with extractor hood over, built in eye level double oven. Integral fridge/freezer and space for dishwasher. Inset 1 ¼ bowl sink unit with mixer tap over. Vertical column radiator. Full height utility cupboard with plumbing and space for washing machine and tumble dryer. Double glazed doors and side panels and double-glazed window overlooking the rear garden and glimpse view. Ceiling spotlights and tiled floor.

First Floor Landing

Double glazed window to side. Radiator. Airing cupboard housing Ideal gas combination boiler. Access to loft.

Bedroom One 11'5" ext to 13'7" x 10'9" (3.5m ext to 4.15m x 3.3m)

Double glazed window to front. Radiator. Built in triple windows. Television aerial point. Built in triple wardrobe.

En-Suite – Matching WC, basin and double width shower enclosure with thermostatic controls. Tiled splashbacks and floor. Heated towel rail, shaver point, extractor fan and ceiling spotlights.

Bedroom Two 11'9" x 8'10" ext to 10'11" (3.6m x 2.71m ext to 3.35m)

Double glazed window to rear aspect with far reaching glimpse views. Built in double wardrobe. Radiator.

Bedroom Three 8'8" x 8'6" (2.65m x 2.60m)

Double glazed window to rear aspect with views. Radiator.

Bathroom

White suite comprising push button WC, pedestal basin, panelled bath with thermostatic shower over. Tiled splashbacks and floor, heated towel rail, obscure double-glazed window, shaver point, extractor fan and ceiling spotlights.

Outside

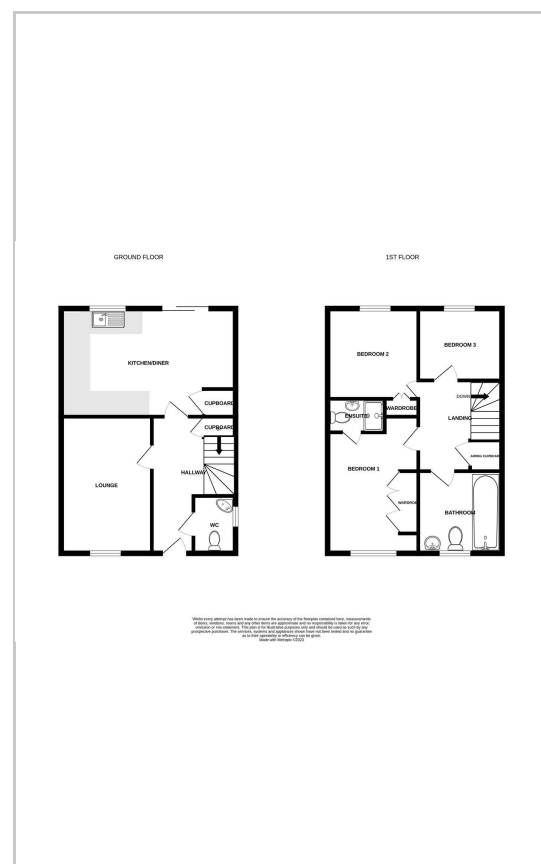
To the front of the house are two generous parking spaces with pedestrian path to front door and private side pathway. Small, planted flower bed. Outside light.

The rear garden has a southerly aspect and is well enclosed by wooden fencing. Immediately outside the kitchen is a paved patio area which links the side access path and garden shed. Beyond is a good size lawn. Outside tap and socket.

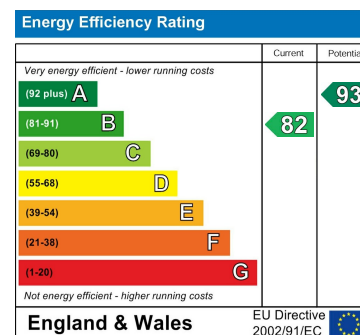
Area Map



Floor Plans



Energy Efficiency Graph



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