



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

Guide Price £560,000 Freehold

Exceptionally spacious 5 bedroom detached Charles Church family home with double garage and good garden, offered in good order throughout.

Description

An exceptionally spacious, nearly new, detached family home built by Charles Church, offering adaptable accommodation with a very large kitchen/breakfast/family room, 2 reception rooms, cloakroom and utility on the ground floor together with 5 bedrooms, 2 ensuites and family bathroom on the first floor. Further benefits include a good sized garden, double garage, gas central heating, double glazing and the residue of an NHBC building guarantee. It is situated in the early part of this popular development just behind "Bunny Park" which offers great dog and family walking. There is also a primary school within a short stroll. Highly recommended for an early viewing!

Property Specifics

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

Entrance hall

Stairs to first floor with understairs cupboard.

Cloakroom

Low level wc, wash hand basin and extractor fan.

Dining/family room

Sitting room

Kitchen/breakfast/sitting room

A wonderful family room with two pairs of double doors to the garden, wood effect flooring, range of work surfaces with inset one and a half bowl sink unit with mixer tap, 4 ring gas hob with extractor hood over and oven beneath, dishwasher, fridge/freezer, base and wall mounted cupboards and drawers.

Utility room

Work surface with space and plumbing below for washing machine and tumble drier, door to garden, wood effect flooring, wall mounted combination gas boiler for heating and hot water.

Stairs to first floor - landing

Two built in storage cupboards, hatch to loft space.

Bedroom one

Range of built in wardrobes.

En-suite bathroom

White suite of panel bath, shower cubicle with thermostatic mixer taps, wc and hand basin. Part tiled walls and vinyl floor.

Bedroom two

En-suite shower room

Shower cubicle with electric shower, wc and hand basin. Part tiled walls and vinyl floor.

Bedroom three

Bedroom four

Bedroom five

Family bathroom

White suite of panel bath, shower cubicle with thermostatic shower, wc and hand basin. Part tiled walls and vinyl floor.

Outside

The rear garden is a good size, enclosed by timber fencing. Laid to lawn with paved paths and sitting area. Storage area to side and pedestrian access gate.

Double Garage

Twin up and over doors, light, power, roof storage.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is ' F ' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,460.31.

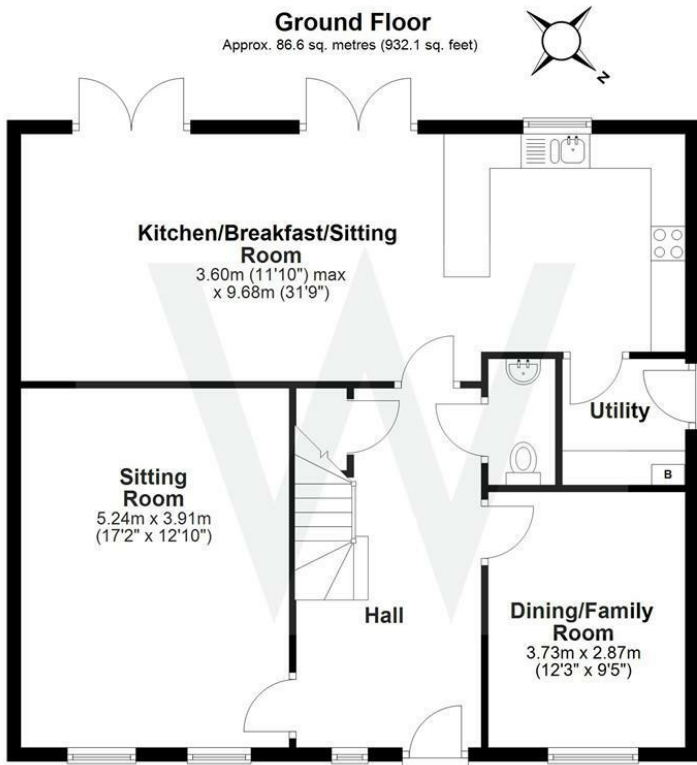
Directions

From Salisbury take the A360 Devizes Road. At the third roundabout turn left into Adlam Way and second left into Coberley Drive.

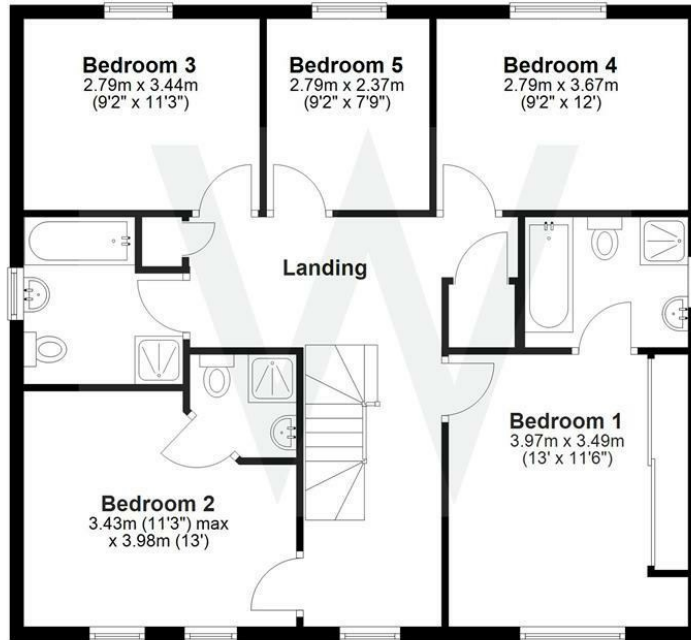
WHAT3WORDS

What3Words reference is: ///recliner.badminton.landings

Ground Floor
Approx. 86.6 sq. metres (932.1 sq. feet)



First Floor
Approx. 85.8 sq. metres (923.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
86	92
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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	

Total area: approx. 172.4 sq. metres (1855.6 sq. feet)



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