



30 Holloway Close, Amesbury, Wiltshire, SP4 7DF

Jordan 
Mason

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£530,000 Freehold

Brief Property Description

The property comprises one of the largest house types on the development, which is arranged over three floors and ideally suited to family living. This greatly improved and remodelled five bedroom detached house is situated in a pleasant position and fronts a tree-lined area of open space. The accommodation itself enjoys tremendous flexibility and has just been recently upgraded and redesigned to a high standard, with an inviting entrance hallway, second sitting room/study, impressive open plan sitting room/dining room with a modern wood burning stove and Bi-fold doors giving direct access to the garden, recently upgraded kitchen, utility room with space for washing machine and tumble drier. The garden has also been recently redesigned with a most appealing "coconut house" which is available by separate negotiation. The first and second floor accommodation is also well proportioned and on the second floor there is a master bedroom suite which incorporates a generous double bedroom with ample space for super king-size bed and a dressing room with additional storage extending to an en-suite shower room. The first floor has four well arranged bedrooms and a beautifully refitted family bathroom. The guest bedroom also boasts an en-suite shower room. Of particular note, this property has excellent parking availability which in turn leads to a generous double garage with electric remote doors. This would be well suited to the motoring enthusiast or simply for those looking for an abundance of storage. As is typical of the property's age, it enjoys gas central heating and PVCu double glazing.

The Location and nearby Facilities

The property fronts the tree-lined area of open space to the front although from a practical perspective access can be found within a small enclave at the rear of Holloway Close. The Archers Gate development lies only a short distance from the town of Amesbury and approximately 8 miles from the cathedral city of Salisbury. A full choice of shopping, recreational and schooling facilities are available within the town or can be easily accessed at nearby locations. Amesbury's town has a thriving spirit and is referred by many as 'the village' with its select shop of independent trades, butchers and bakery. For commuters, the A303 serves as a major trunk road giving direct access to London via the M3 and Basingstoke or westerly towards Exeter and the West Country. This is an ideal location for families with accessible parks, schooling and general shops.



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Directional note:

Directional note: SP4 7DF. If following satellite navigation please note the property is difficult to find and prospective purchasers should note that access to a small enclave between numbers 28 and 32 will give entry to the property. We will erect a board indicating the property is for sale to both front and rear for your convenience.

Council Tax Band: F

Lease remaining: TBC

Ground rent: £TBC

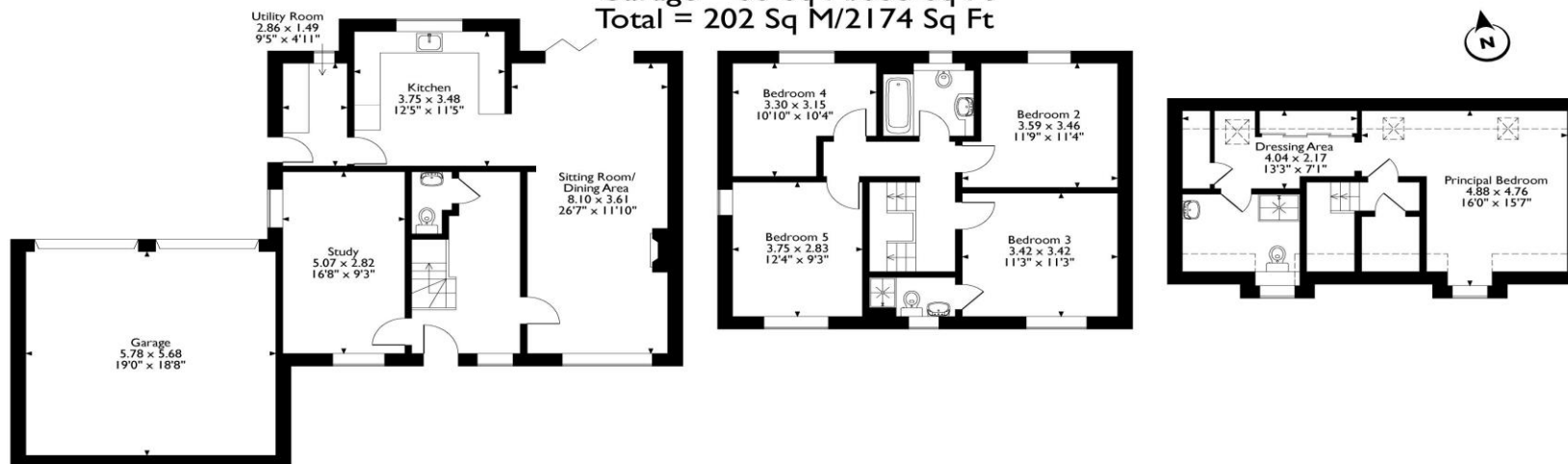
Maintenance charge: £TBC

Property reference: 00002320

Viewings:

By Appointment only with Jordan & Mason 01722 441 999

30 Holloway Close, Amesbury, Salisbury
Approximate Gross Internal Area
Main House = 169 Sq M/1819 Sq Ft
Garage = 33 Sq M/355 Sq Ft
Total = 202 Sq M/2174 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Here to help....

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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)