



4 Ivors Court, School Road, Durrington



A well-presented modern three-bedroom semi-detached home offering spacious accommodation, a stylish integrated kitchen, private enclosed gardens, garage and off-road parking, conveniently situated within a sought-after residential setting.

4 Ivors Court School
Road, Durrington, SP4
8HJ

Guide Price
£335,000



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A covered canopy porch to the front of the property leads into the entrance hall with stairs rising to the first floor and benefits from a useful understairs storage cupboard and a ground floor cloakroom fitted with a WC and wash hand basin. To the rear of the hall is the living room, a well-proportioned reception room with French doors opening onto the rear garden. Double doors lead through to the kitchen/breakfast room, which is fitted with a comprehensive range of wall and base units with roll-edge work surfaces and splashback tiling. Integrated appliances include a dishwasher, fridge/freezer, raised oven with microwave above, four-ring halogen hob with extractor hood over, together with a stainless-steel sink unit. On the first floor, the landing provides access to all three bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and features a built-in sliding-door double wardrobe together with an ensuite shower room comprising a corner shower cubicle, wash hand basin with vanity storage below and WC. Bedroom two, also positioned to the rear, is a further generous double room with built-in sliding-door wardrobes. To the front of the property is bedroom three, another good-sized double bedroom with fitted wardrobes. The family bathroom is fitted with a panelled bath, wash hand basin, WC and chrome heated towel rail. An airing cupboard housing the hot water cylinder and shelving is located off the landing, together with access to the loft space.

Features

- Modern semi-detached home
- Light and spacious accommodation
- Modern kitchen
- Driveway parking
- Gas fired central heating and uPVC double glazing
- Desirable village location
- Bathroom and ensuite
- Private gardens to front, side and rear
- Garage
- No onward chain

Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

EPC Rating

C (80)

Outgoings

Council Tax: Wiltshire Council Band C

Size

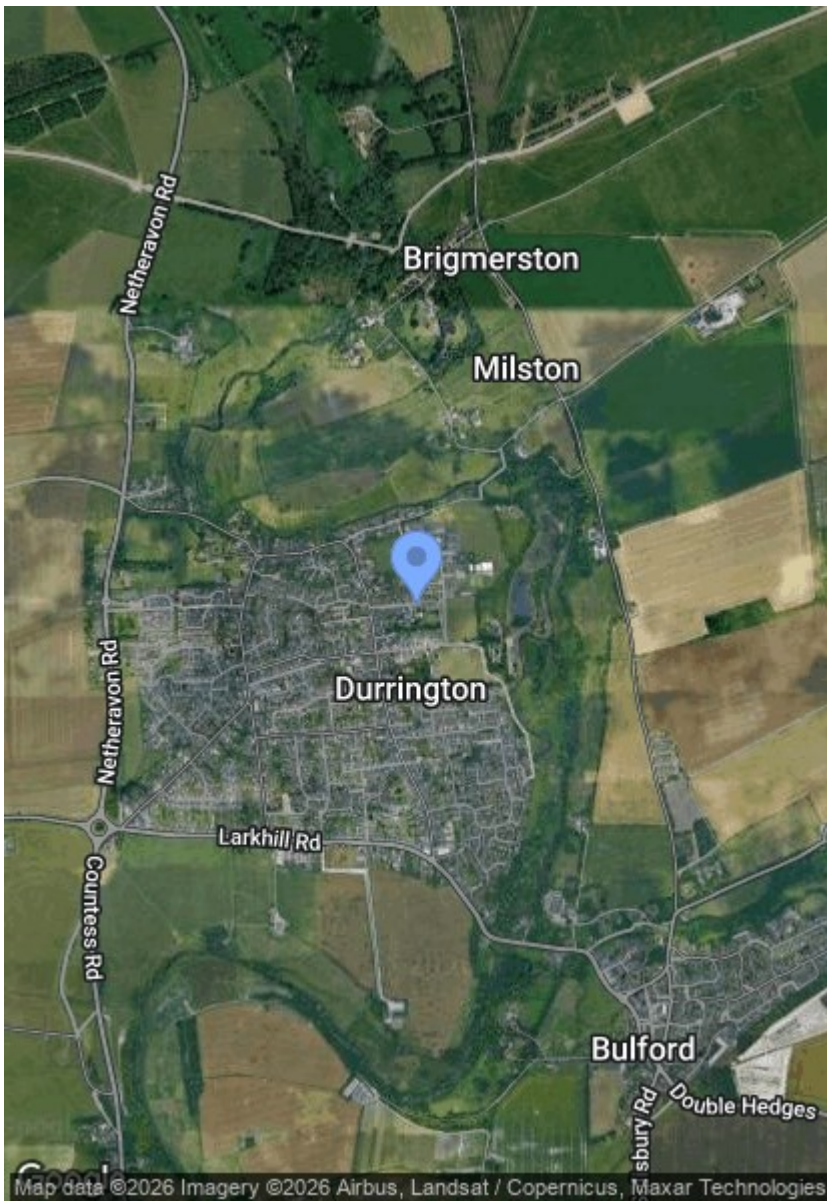
1179.00 sq ft

Location

A driveway to the front of the garage provides parking for one or two vehicles, together with a gravelled area to the side offering additional off road parking. Access is available via a gate to one side of the property, leading to the gardens located to the rear and side, which are predominantly laid to lawn. A pathway from the side gate leads to a rear patio extending across the full width of the property. The garden is enclosed by fencing and walling and benefits from a garden shed.

Situated on the fringe of Salisbury Plain, Durrington offers a wide range of everyday amenities, including two public houses, a petrol station, convenience stores, takeaways, a Post Office, veterinary practice, doctors' surgery and a parish church. The village also benefits from infant, junior and secondary schools, together with a leisure centre featuring a swimming pool and a recreation ground. Nearby Amesbury provides further amenities, including supermarkets, cafés, hotels, hairdressers and an excellent selection of shops. The area is well regarded for its highly rated schooling options in both the state and independent sectors.

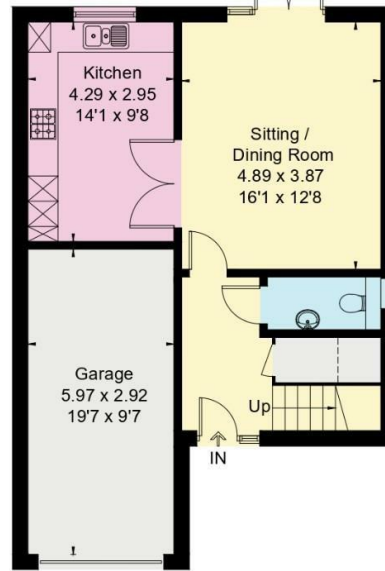




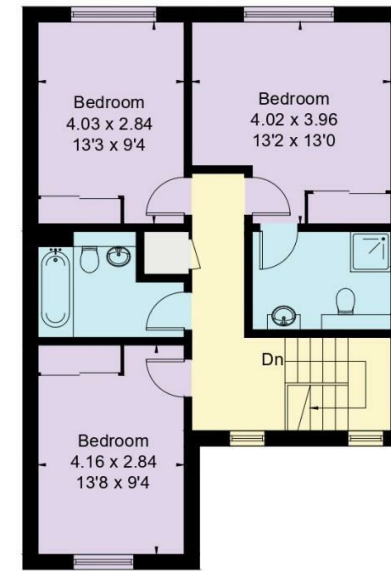
Approximate Floor Area = 109.5 sq m / 1179 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 127.0 sq m / 1367 sq ft
 (Excluding Shed)



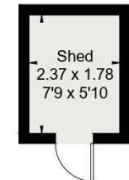
= Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109432

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