



**Connells**

Norman Drive  
Old Sarum Salisbury



## Property Description

This detached four bedroom house on Norman Drive in Old Sarum is offered to the market with no onward chain. A charming property with a wealth of features including a driveway and garage, views over the field, a modern finish, separate dining room and lounge and minutes from the A303 and Salisbury.

There are regular bus services to the city from Old Sarum. Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

## Entrance Hall

Access to all ground level rooms, wrap around stairs to first floor landing. Built in cupboard.

## Cloakroom

Comprising white suite of wash hand basin & WC

## Study

8' x 6' 2" ( 2.44m x 1.88m )  
Front aspect.

## Lounge

14' 9" x 12' 2" ( 4.50m x 3.71m )  
French doors to rear aspect, feature fireplace, side aspect.

## Dining Room

13' x 10' 2" ( 3.96m x 3.10m )  
French doors to rear aspect. Built in full height understairs storage cupboard

## Kitchen

14' 6" x 8' 1" ( 4.42m x 2.46m )  
Comprising wall and base units with work surface over, drainer sink and a half unit with mixer taps, oven, inset gas hob with stainless steel hood over, built in and concealed fridge and freezer, integrated washing machine, under counter space for dishwasher, central heating boiler, dual aspect to side and front overlooking the field, downlighter spots.

## Landing

L shaped landing with access to all bedrooms and bathroom, airing cupboard with shelving, loft access hatch. Window rear aspect.

## Bedroom One

11' 1" x 10' ( 3.38m x 3.05m )

Dual aspect to side and rear with views over the field, built in double mirror glide wardrobe.

## En-Suite

Comprising a shower cubicle, pedestal wash hand basin with mixer tap and WC. Window side aspect.

## Bedroom Two

11' 1" x 8' 9" ( 3.38m x 2.67m )

Front aspect.

## Bedroom Three

11' 7" x 10' 3" max ( 3.53m x 3.12m max )

Triple mirror glide wardrobe, window rear aspect.

## Bedroom Four

10' 5" x 7' 6" ( 3.17m x 2.29m )

Triple mirror glide wardrobe, Front aspect.

## Bathroom

Comprising panel enclosed bath with mixer taps and shower over with glass screen, pedestal wash hand basin with mixer taps, WC and heated towel rail.

## Outside

### Rear Garden

From the dining room you step to the patio area with a path leading to a private door to the garage and a further paved area with a wooden Gazebo. Laid to lawn with planting borders with maturing trees and climber plants offering a high degree of privacy. Additional features are an outside light, water butt connected to roof guttering and gated side access to driveway.

### Garage

Approached by the driveway with an up and over door. Power, work bench & loft space

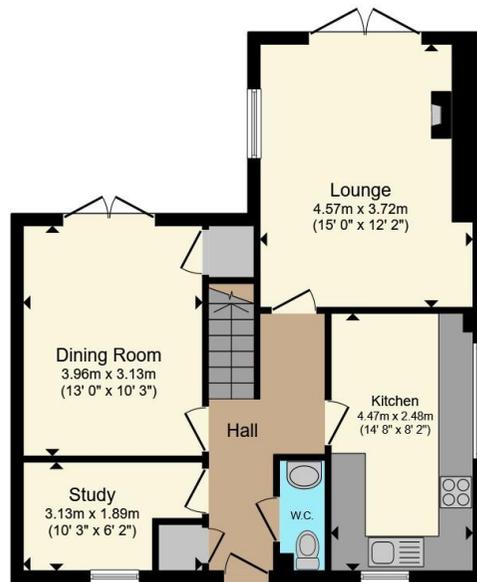
### Driveway

Parking for two cars.





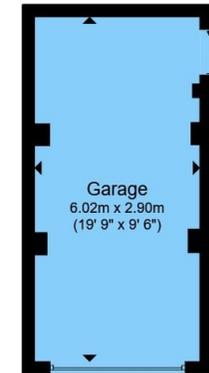




**Ground Floor**



**First Floor**



**Garage**

Total floor area 134.8 m<sup>2</sup> (1,451 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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