

# 3 ST. ANN SQUARE

SALISBURY, WILTSHIRE



**EVANS & PARTRIDGE**











# 3 ST. ANN SQUARE, EYRES WAY, SALISBURY, WILTSHIRE, SP1 2FJ

A BRAND NEW LINK DETACHED THREE BEDROOM HOUSE IN A UNIQUE HIGH QUALITY GATED DEVELOPMENT OF JUST FOUR PROPERTIES INSIDE THE RING ROAD AND CLOSE TO THE CATHEDRAL AND CITY CENTRE.

NEAR SALISBURY CLOSE, CATHEDRAL AND CITY CENTRE  
SECURE GATED SETTING WITH OFF-ROAD PARKING  
BRAND NEW - HIGH QUALITY FINISHES  
ENERGY EFFICIENT - UNDERFLOOR HEATING THROUGHOUT  
TRIPLE GLAZED - PV PANELS  
QUARTZ WORK TOPS - SIEMENS APPLIANCES

**OFFERS INVITED AROUND: £485,000 Freehold**

## DESCRIPTION

Situated within an exclusive gated development of four new high quality, energy efficient properties all with dedicated parking. An attractively constructed brand new linked house with beautiful brick elevations featuring pronounced soldier course detailing around some of the windows, as well as diamond patterning along the flank wall using blue/burnt-header bricks, all beneath a clay tiled roof with lead verges and subtle sunken PV panels. Cast iron gutters and decorative lead hoppers. Aluminium frame triple glazed windows and doors. Air source underfloor heating throughout. Water softener. Well-appointed kitchen with integral Siemens appliances and Quartz worktops, a mixture of engineered oak or high quality carpet finishes throughout. Oak architraves and oak/glazed doors. Hard wired media/data cables to all rooms and fibre broadband to property. Loft for Storage. Off Road parking for two cars. External lights, power points and taps. Mainly walled private rear garden.

## LOCATION

The property is situated in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restaurants, city centre shops and market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordsworth School and South Wilts Girls School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

## ACCOMMODATION

### **Entrance**

Block paved approach with attractive wrought iron balustrade to one side. Contemporary up and down outside light. Grey composite door into:

<b>Reception Hall</b>	Turning staircase with solid oak balustrade and quarter twist spindles rising to first floor, recess beneath staircase with quartz sill and light grey cupboard to one side. Recess and plumbing beneath for washing machine. Engineered oak flooring. Large coir mat at threshold. High ceiling with LED downlighters. Oak double doors conceal plant cupboard housing pressurised hot water cylinder and expansion tanks. Water softener, manifold for underfloor heating and PV inverter. Further oak door into Cloakroom and oak framed glazed doors leading to Sitting Room and open plan Kitchen/Diner.
<b>Cloakroom</b>	White suite comprising wash hand basin with mixer tap, double cupboard beneath. Metro tiled splashback. Low-level WC with concealed cistern to one side. Cupboard over. Engineered oak flooring. LED downlighter. Extractor fan.
<b>Living Room</b>	(Dual aspect) Two deep windows to the front aspect. Further tall window to side aspect. High ceiling with LED downlighters. Engineered oak flooring.
<b>Kitchen / Dining Room</b>	(Beautifully fitted and well appointed) Twin bowl sink unit with tall mixer tap above and hand-held jet. Long polished quartz work surfaces with similar upstand and window sill. A comprehensive range of two tone matt finish high and low-level cupboards and drawers, incorporating deep pan drawers and a tall larder/pantry. Intergrated Siemens oven and grill. Siemens eye-level combination microwave above. Siemens four zone induction hob with tall quartz splashback and concealed extractor fan and light above. Integrated fridge and freezer. Intergrated Siemens dishwasher and recycling area. Engineered oak flooring throughout. Space for dining table. Corner window to rear and side aspect with triple glazed patio doors opening on the rear terrace and garden. Further large window overlooking the rear garden above sink. Tall ceiling with LED downlighters.
<b><u>First Floor</u></b>	
<b>Landing</b>	Quarter twist oak balustrade continues overlooking stairwell. LED downlighters. Oak door to linen cupboard housing manifold for first floor under floor heating. Further oak doors into:
<b>Bedroom 1</b>	Window to front aspect. LED downlighters and large loft hatch to storage area.
<b>Bedroom 2</b>	Window to rear aspect. LED downlighters.
<b>Bedroom 3</b>	Window to rear aspect. LED downlighters.
<b>Bathroom</b>	White suite comprising deep bath with mixer taps/hand-held shower attachment to one end. Wide ceramic wash hand basin with metro tiled splashback, mixer tap and double cupboard beneath. Low level WC to one side with concealed cistern. Further metro tiled splashback around bath. Folding glass door into large glass/metro tiled shower enclosure with Grohe mixer shower with overhead and handheld attachment. Obscure glazed window to front aspect. Chrome towel radiator. LED downlighters. Extractor fan.
<b>Outside</b>	Exclusive electric gated access into a small brand new development of four houses. Block paved parking for two cars. EV charger. Valiant air source heat pump. Sandstone steps and block paved ramp to path leading to front entrance. Timber gate to wide cotswold stone gravel path with high brick wall on the boundary leading round the gable end of the house into:



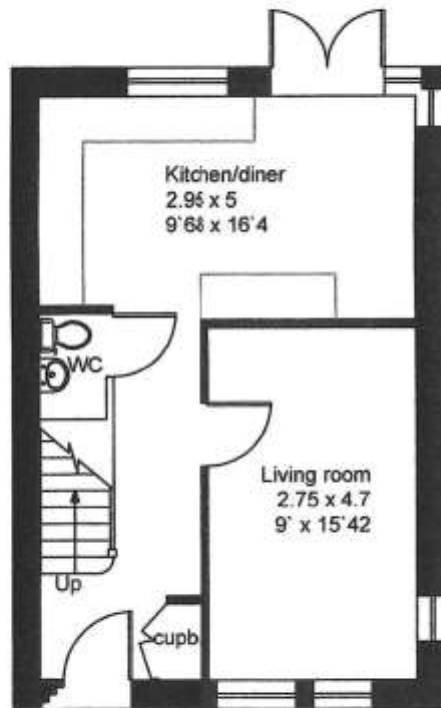
<b>Rear Garden</b>	Sandstone patio with sleeper edging. Raised level lawn. High brick walls screening the roadside and rear boundary. Close boarded fence to opposite side. Sycamore and Beech trees. Outside tap and lighting.
<b>Services</b>	Mains electricity, water and drainage. Air Source Heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SP1 2FJ - Off Exeter Street, take Carmelite Way, first left, on to Friary Lane, second right into Blackfriars Way - proceed all the way to the end of Evers Way to the last electric gates on the left hand side and dead-end.
<b>Council Tax</b>	D - To be confirmed

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
Tel. 01264 810702  
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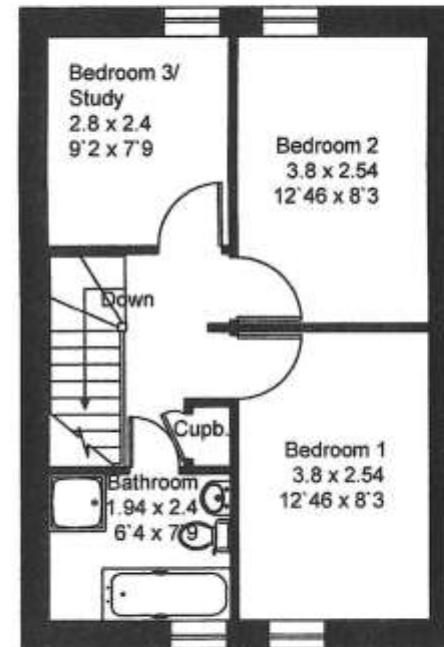
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Approximate Area = 80m<sup>2</sup> / 861 square feet



Ground Floor



First Floor

