Carter & May

76 Batchelor Way, Downton

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Downton, Salisbury

The Property

Carter and May are delighted to offer for sale this semi detached 3 bedroom home situated in the sought after area of Downton.

The property has been owned by the vendors since new and is finished to the highest standard throughout. Leading into the property you have a spacious hallway which leads to all the rooms and stairs to the first floor.

The accommodation is spacious and beautifully presented throughout. Entering the property from the front door you have a spacious hallway leading to all the principle rooms, a large storage cupboard and stairs to the first floor. The living/dining area is located to the left of the property and an excellent size. The lounge/diner has the space for a 3 piece suite and dining table and chairs with the benefit of French doors leading to the rear garden making the room extremely bright.

The kitchen/breakfast room is located to the right hand side of the property. The kitchen has ample wall and base units, worksurface areas and space for integral and freestanding appliances including fridge/freezer, washing machine and dishwasher, along with a fitted cooker hob and extractor fan. There is space for dining room table and a is dual aspect allowing plenty of light in to the room.

The ground further has a cloakroom which has a low level WC and wash basin.

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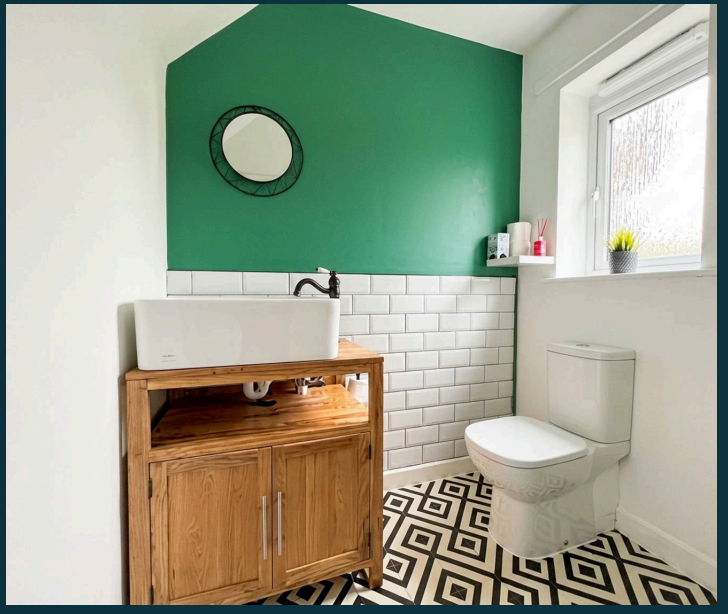
Leading to the the first floor, the first floor features three double bedrooms which are all well-proportioned. Bedroom 1 and 2 have the benefits of fitted wardrobes. The family bathroom has a WC, wash hand basin and bath with overhead shower.
The property further benefits from ample storage, double glazing and gas central heating.

- 3 Double Bedrooms
- Modern Bathroom
- Beautiful Kitchen/Dining Room
- Seperate Kitchen
- Large garden
- Off Road Parking
- Sought After Location



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<u>The outside</u>

Leading to the outside of the property, To the front of the property there is a front garden which has a path leading to the front door, with flora and shrub boarders. To the right hand side is the driveway providing ample off road parking for two-three cars. There is a secure wooden gate leading to the rear garden. The rear garden is an excellent size. From the rear of the property there is patio, and in the rear left hand corner of the garden is a purpose built decking area. Both the patio and decking area make the perfect spot for a morning coffee, evening glass of wine and BBQ's. The remaining garden is mainly laid to lawn with shrub boarders. To the rear right hand side of the the garden is a purpose built shed.

<u>Location</u>

Situated within a short flat walk to the heart of Downton, which is a thriving and long standing community. There are plentiful facilities in the village, including shops, doctors, dentist, tennis club, the Borough Cafe, churches, schools and popular public houses, as well as the famous Cuckoo Fair held each May. There is easy access to the main regional centres of Salisbury and the B3078 gives access to the M27, thus Southampton and the M3 corridor. The wide ranging opportunities of the New Forest are only two miles from the village. There is first class schooling in the village with its own primary and secondary school. In the state sector, Salisbury has retained its grammar school status.

Kitchen/Dining Room
18' 6" x 10' 9" (5.65m x 3.28m)

Living Room
18' 6" x 12' 6" (5.65m x 3.81m)

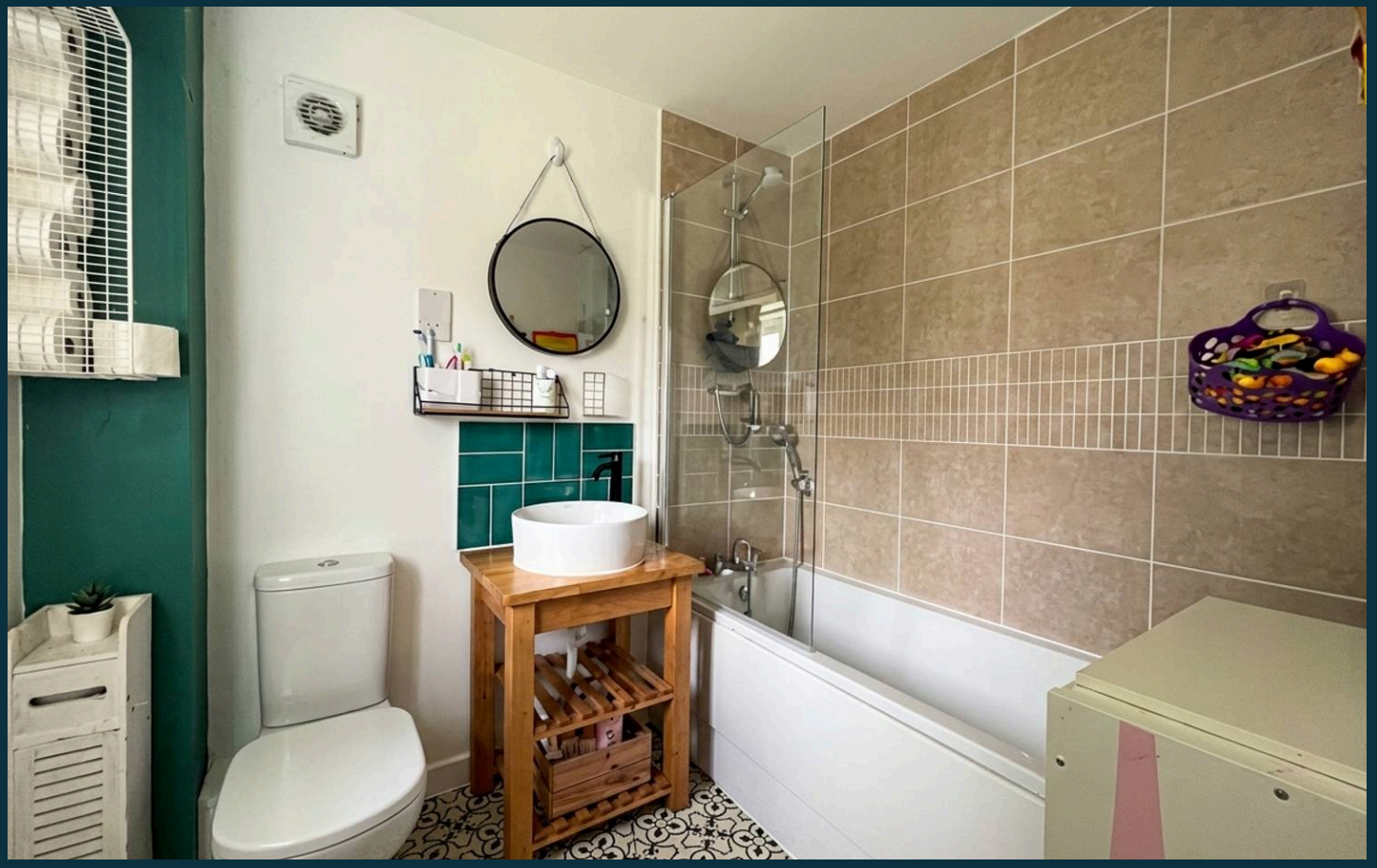
WC
5' 9" x 5' 9" (1.76m x 1.76m)

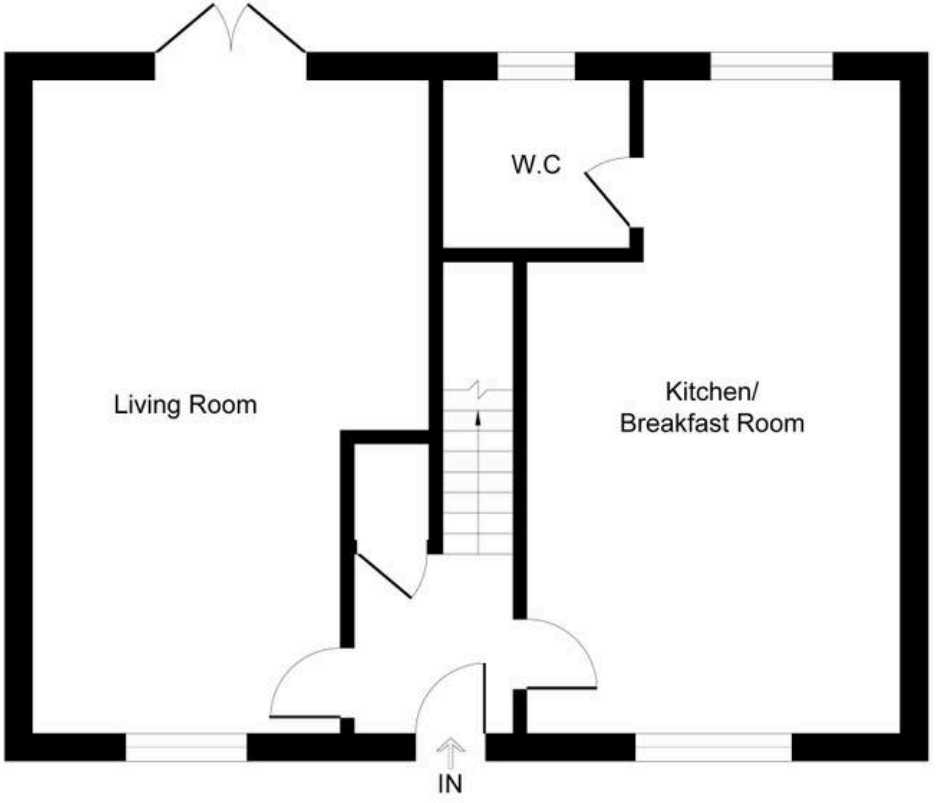
Bedroom 1
10' 10" x 16' 1" (3.30m x 4.90m)

Bedroom 2
11' 10" x 10' 10" (3.60m x 3.30m)

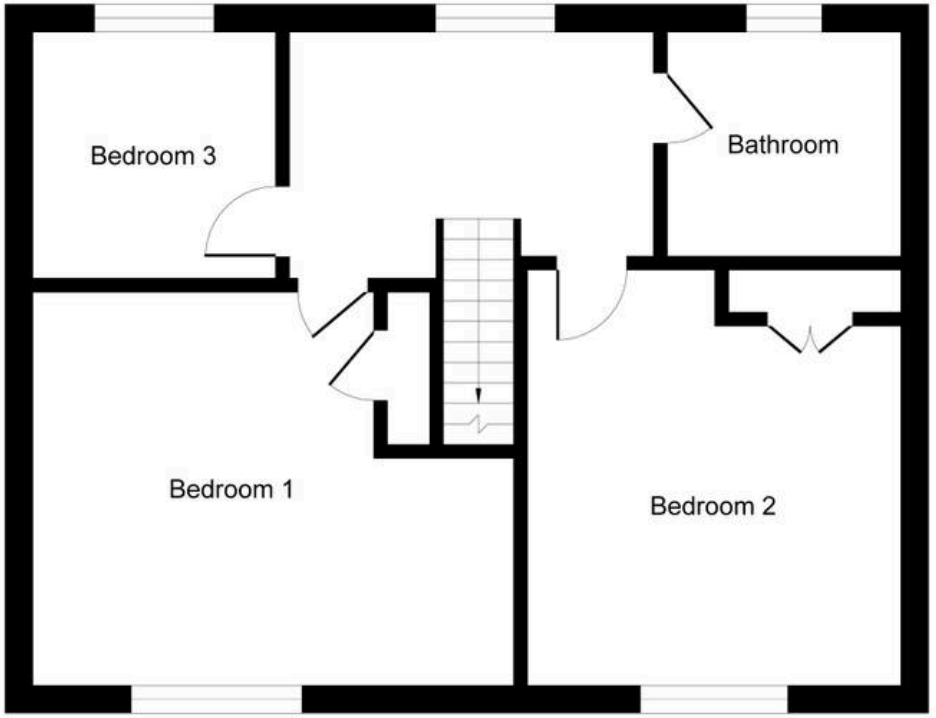
Bedroom 3
7' 5" x 9' 10" (2.26m x 3.00m)

Bathroom
6' 11" x 6' 7" (2.10m x 2.00m)





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Carter & May

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