



9 Edrics Green

Salisbury, SP4 0DP

Asking price £375,000



A very well extended and presented bungalow quietly tucked away in this rural village location.

9 Edrics Green is a lovely versatile bungalow offering well-proportioned accommodation, only truly appreciated by an internal viewing. The property has been newly redecorated and is presented in good order throughout with modern kitchen/bathroom fittings, double glazing and an efficient brand new oil-fired central heating system.

Currently the layout provides an entrance hall, 6.1m x 4.9m open plan living space, kitchen, utility room, 5m x 4m master bedroom with en-suite and vaulted ceiling, two further bedrooms and family bathroom.

The loft runs the full length of the property and offers exceptional storage space.

Outside, 9 Edrics Green has a generous driveway for 2-3 cars and good size garage. The rear garden is a completely private space, which has the huge benefit of a quality home office/studio (2.85m x 2.85m).

The bungalow is offered for sale with vacant possession and should be viewed to be fully appreciated.



Location

The location and setting are a real feature of the property, situated in a small cul-de-sac on the edge of this delightful village, much of which is within the organic Cholderton Estate and is a haven for nature. The village church, public house and open countryside are all within easy walking distance, with exceptional opportunities for walking, cycling and horse riding.

The position provides convenient access to Grateley's mainline train station and the A303 - as well as being within easy reach of Amesbury and Salisbury.

Directions

Proceed on the A338 from Salisbury through Allington. On reaching Cholderton turn right at the mini-roundabout onto Grateley Road. Edrics Green can be found on your left.

Front Door To:

Entrance Lobby

Tiled floor, ceiling spotlights and door to:

Hallway

Vertical radiator, access to loft and inset ceiling spotlights. Partially open plan to:

Living Space 16'0" max x 20'0" (4.9m max x 6.10m)

Open plan with double glazed doors to the rear garden and double-glazed window to front aspect. Two vertical radiators, television aerial and telephone point. Inset ceiling spotlights to:

Kitchen 12'1" x 8'6" (3.7m x 2.6m)

Matching range of gloss wall and base units with worksurface over. Inset electric hob, eye level oven and microwave. Integral dishwasher and recess for American style fridge/freezer, inset 1 ¼ bowl sink unit with mixer taps, glazed splash backs, tiled floor and ceiling spotlights. Double glazed window overlooking the front garden.

Utility Room 9'1" x 5'1" reducing to 2'7" (2.77m x 1.55m reducing to 0.8m)

Further range of matching wall units with worksurface. Plumbing and space for washing machine and tumble dryer. Double glazed door to side, tiled floor and ceiling spotlights.

Master Bedroom 16'4" x 13'1" (5m x 4m)

A hugely impressive space flooded with natural light with double doors overlooking the rear garden, twin velux style windows and vaulted ceiling and five built in wardrobes with sliding doors. Underfloor heating, television aerial point and wooden style flooring.

En-suite – Very generous bathroom, large walk-in shower with thermostatic controls and travertine splash backs and floor, WC and pedestal basin. Travertine tiled floor with underfloor heating, obscured double-glazed window to side, ceiling spotlights and feature glass block wall.

Bedroom Two 10'9" x 10'11" (3.3m x 3.35m)

Good size double room with double glazed window to front aspect. Radiator and ceiling spotlights.

Bedroom Three 9'0" x 7'10" (2.75m x 2.4m)

Single room with double glazed window overlooking the rear garden. Radiator and ceiling spotlights.

Bathroom

Matching white suite comprising concealed cistern WC, vanity basin and panelled bath with thermostatic shower over. Tiled splashbacks, heated towel rail, ceiling spotlights and obscured double glazed window to rear aspect.

Outside

To the front of the bungalow is an area of lawn enclosed by hedgerow. Path to the front door. Gravel driveway provides access to the garage and parking for 2-3 cars. Outside tap and light.

Garage (5.65m x 2.95m)

Up and over door to the front, double glazed door and window to rear garden. Power and light. New floor mounted oil-fired boiler.

The rear garden has an easterly aspect but gets a lovely level of sunshine from the south. Immediately outside the living room doors is a generous decked and gravelled seating area, which is a real suntrap. A path leads to the garage pedestrian door and steps up to the lawn.

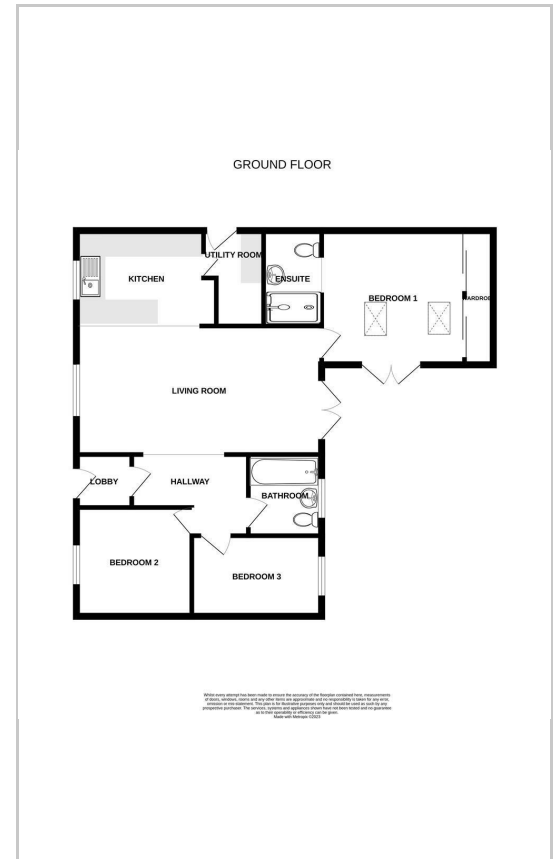
The main area of garden is laid to lawn with a range of stocked borders. To one side is a good quality home office/summer house (2.85m x 2.85m) which is well insulated with double glazed doors/windows, power and light, and telephone points and is within range of the home wi-fi signal. Screened oil tank. The garden is enclosed by wooden fencing and mature hedge/trees.

Agents note: The property is connected to a maintenance-free private drainage system leading to a remote communal septic tank for the village of Cholderton. The tank is serviced by the local authority.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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