



## 16 Woodlea Grange

Salisbury, SP5 3PA

£450,000



A substantial detached home situated within a small and quiet cul-de-sac in the heart of this popular village. 16 Woodlea Grange is a modern property however, the house does now require some investment and improvement. Accommodation comprises entrance hall, sitting room, dining room, kitchen, utility room, four bedrooms, two bathrooms and cloakroom. 16 Woodlea Grange benefits from gas heating and wooden framed 'close pane' double glazing (needing some attention or replacement). The rear garden is private and also holds further potential. Woodlea Grange sits within the popular village of Alderbury, the village school, shop, playpark and community hall are a short walk from the house. The location provides great access to Salisbury and Romsey. This is a great opportunity to acquire a lovely family home, an early viewing is advised.



## Directions

Proceed to Alderbury on the A36 following the old Southampton Road through the village. After a time turn left into Firs Road (signposted Primary School), Woodlea Grange can be found on your left hand side.

## Part Glazed Front Door to:

### Entrance Hall

Stairs to first floor, radiator and telephone point.

### Cloakroom

Low level WC and wash hand basin with tiled splashback. Radiator and obscure glazed window to front aspect.

### Sitting Room 13'11" x 11'3" (4.25m x 3.45m )

Window to front aspect. Living flame gas fire with stone surround and hearth, radiator and television aerial point. Double doors to:

### Dining Room 11'3" x 9'0" (3.45m x 2.75m )

Double glazed sliding doors to rear garden. Radiator.

### Kitchen 9'0" x 13'1" max (2.75m x 4m max )

Matching wooden fronted wall and base units with worksurface over. Inset gas hob with concealed extractor hood over, built in eye level double oven and space for undercounter fridge. Inset 1 ¼ bowl sink unit with mixer tap, tiled splashbacks, understair cupboards and window overlooking the rear garden.

### Utility Room 8'8" x 5'6" (2.65m x 1.7m )

Range of wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap and tiled splashback. Space for washing machine and tumble dryer. Part glazed door and window to rear garden.

### First Floor Landing

Access to loft space.

### Bedroom One 13'7" max x 10'7" (4.15m max x 3.25m )

Window to rear aspect. Radiator, television aerial and telephone point. En-suite – White WC, pedestal basin and shower enclosure. Tiled splashbacks, radiator, extractor fan and obscure glazed window.

### Bedroom Two 3.5m x 2.9m

Window to front aspect, radiator and television aerial point.

### Bedroom Three 11'3" x 8'2" ext to 10'11" (3.45m x 2.5m ext to 3.35m )

Window to front aspect, radiator and television aerial point.

### Bedroom Four 9'10" x 8'4" (3m x 2.55m )

Window to rear aspect, radiator and television aerial point.

### Bathroom

Coloured suite comprising WC, pedestal basin and panelled bath with mixer/shower taps. Tiled splashbacks, radiator and obscure double glazed window to front aspect. Overstair airing cupboard.

### Integral Garage 15'10" x 8'2" (4.85m x 2.5m )

Up and over door to front and pedestrian door to utility room. Power and light, wall mounted Worcester gas boiler.

### Outside

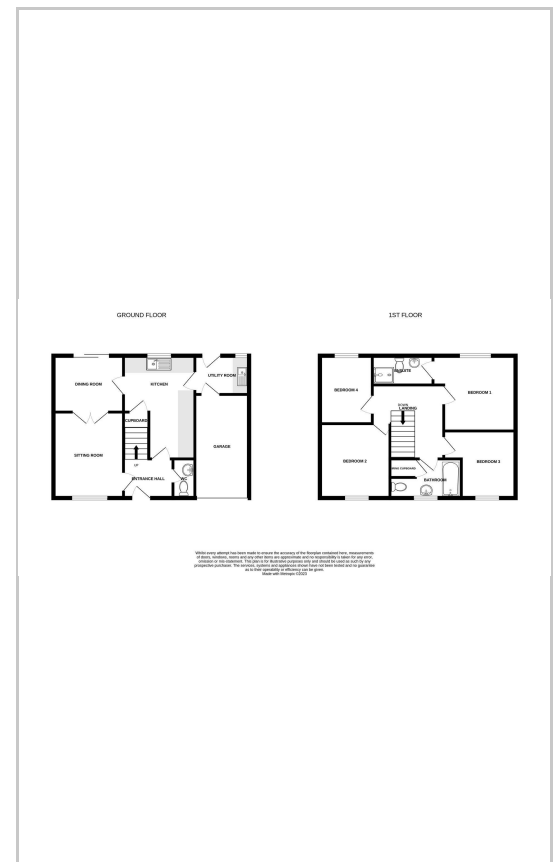
To the front of the house is a double width tarmac drive providing parking for two cars and access to the integral garage, pathway to side. The majority of the front garden is laid to gravel for low maintenance, this area is enclosed by low level planting/hedge. Outside light.

The rear garden is well enclosed by wooden and wire fencing, this space is flat and particularly private. Immediately outside the dining room is a paved patio area with path to side. Beyond is an area of lawn which is currently overgrown and at the far end of the garden is a range of mature planting and tree. Outside tap.

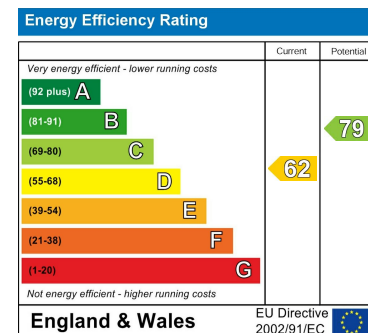
## Area Map



## Floor Plans



## Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>