



46 St. Georges Road

Salisbury, SP2 8LX

£550,000



A deceptive and spacious family home, enjoying a beautiful garden, sitting within a quiet residential setting. 46 St Georges Road is an extended and greatly improved house with generous levels of accommodation, however further scope and potential exists. The property sits within a generous plot with a truly outstanding rear garden which can only be appreciated by a viewing. The house boasts well proportioned accommodation comprising entrance hall, 6.35m sitting room, 5.8m kitchen/dining room overlooking the garden, 4.5m study/playroom, master bedroom with en-suite, three further bedrooms, family bathroom, utility and cloakroom. Outside, 46 St Georges Road has driveway parking for 2-3 cars comfortably. The rear garden is a huge feature of the property, the generous and level space has been beautifully planted and landscaped to create a number of attractive areas.



Location

St Georges Road is a mature and quiet residential no-through road in the perennially popular area of Harnham. The position falls within hugely popular school catchments and is within walking distance of open countryside/riverside walks, local shop, church and public house. Salisbury city centre is within a short bus journey or a lovely walk across the town path. This is a very rare opportunity to acquire such a lovely family home, an early viewing is highly advised.

Directions

Proceed to West Harnham on the Netherhampton Road turning into Upper Street. After a short time turn left into St Georges Road, turn left and follow the road where number 46 can be found on your left.

Double Glazed Door to:

Entrance Hall

Stairs to first floor. Radiator.

Cloakroom

White WC and basin. Tiled splashbacks, obscure double glazed window and radiator.

Sitting Room 20'9" x 13'1" (6.35m x 4m)

Double glazed window to front and side aspect. Two radiators. Opening to kitchen.

Kitchen/Dining/Day Room 12'3" x 19'0" (3.75m x 5.8m)

Matching range of Shaker wall and base units with solid wooden work surface. Inset ceramic hob with mixer tap. Inset gas hob with double oven under and extractor hood. Integral dishwasher, space for fridge/freezer. Space for table. Radiator. Tiled floor. Double glazed doors and window to rear. Ceiling spotlights.

Inner Hall

Full height cloak/shoe cupboard.

Study/Play Room 14'9" x 8'2" (4.5m x 2.5m)

Double glazed doors to rear garden. Radiator.

Utility Room 8'4" x 7'4" (2.55m x 2.25m)

Range of base and wall units with worksurface over. Plumbing and space for washing machine and tumble dryer. Wall mounted gas boiler and pressurised hot water tank. Double glazed window to front aspect.

First Floor Landing

Double glazed window to rear aspect.

Bedroom One 18'11" x 8'2" (5.77m x 2.5m)

Double glazed window to rear aspect. Double radiator. Built in double wardrobe. En-Suite (2.5m x 1.85m)

Modern concealed cistern WC, vanity basin and generous shower enclosure with thermostatic controls and wet wall splashbacks. Obscure double glazed window, heated towel rail and extractor fan.

Bedroom Two 11'7" x 11'9" (3.55m x 3.6m)

Double glazed window to front aspect. Radiator. Built in double wardrobe.

Bedroom Three 8'10" x 8'2" (2.7m x 2.5m)

Double glazed window to rear aspect. Built in double wardrobe. Radiator.

Bedroom Four 11'7" reducing to 9'10" x 7'8" (3.55m reducing to 3m x 2.35m)

Double glazed window to front. Two built in wardrobes. Radiator.

Bathroom

White suite comprising WC, pedestal basin and panelled bath with shower over. Tiled splashbacks, obscure double glazed window to rear and radiator.

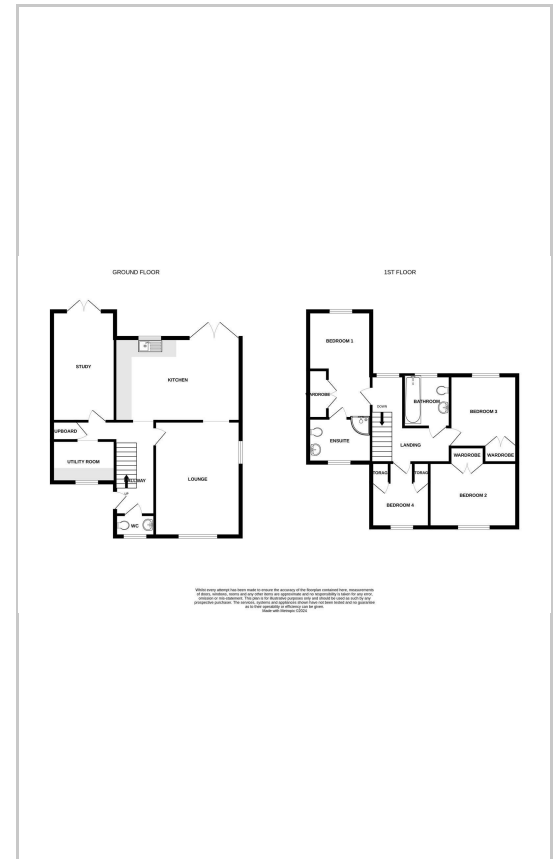
Outside

To the front of the house is a gravel driveway for 2-3 cars. Pedestrian access to side, outside light and tap. Immediately outside the kitchen doors is a paved patio with a path to the side pedestrian access. The patio also provides access to a wooden garden shed with a further path leading to an extensive gravelled area, this area currently accommodates a lean-to greenhouse. The main area of garden is made up of lawn with an extensive level of mature planting, well stocked flower borders, and raised beds. Toward the far end of the garden is a natural pond with decked seating area with pergola. The garden was enclosed by wooden fencing and mature hedgerow.

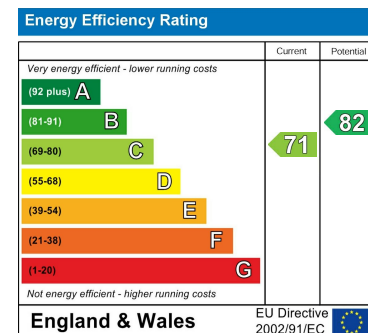
Area Map



Floor Plans



Energy Efficiency Graph



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