



12 Lumley Close

Salisbury, SP2 9PD

£284,000



A surprisingly spacious three bedroom home quietly tucked away in this quiet cul-de-sac on the North Western edge of the city. 12 Lumley Close is a modern home which has been extended in recent years but also offers scope to decoratively enhance and personalise. The property is double glazed with gas heating (recently fitted Worcester combination boiler), the house also benefits from a generous driveway and garage as well as private and enclosed rear garden. 12 Lumley Close sits in this small cul-de-sac within the Fugglestone Red development, country walks/park and a bus stop are within walking distance with numerous other facilities close by and Salisbury city centre within easy striking distance. This property represents fantastic value and an early viewing is advised.



Directions

Proceed on the A360 Devizes Road turning left into Fugglestone Red. At the T-junction turn left into Ramleaze Drive. Lumley Close can be found on your left hand side.

Entrance Hall

Radiator.

Kitchen 9'0" x 6'10" (2.75m x 2.10m)

Modern base and wall units with work surface over. Inset stainless steel sink with mixer tap. Inset gas hob, electric oven, space for washing machine and fridge/freezer. Tiled floor and splashbacks. Double glazed window to front aspect.

Sitting Room 16'2" x 12'7" (4.95m x 3.85m)

Two radiators. Stairs to first floor. Laminate flooring. Double glazed sliding doors to rear.

Conservatory 13'1" x 9'8" (4m x 2.95m)

Double glazed doors to side. Tiled floor, electric heater and wall light.

First Floor Landing

Full height airing cupboard housing Worcester combination boiler.

Bedroom One 9'4" ext to 12'7" x 11'3" (2.85m ext to 3.85m x 3.45m)

Double glazed window to rear aspect. Radiator.

Bedroom Two 16'0" x 8'2" (4.9m x 2.5m)

Window to front aspect. Radiator. Loft access.

Bedroom Three 12'1" x 6'4" (3.7m x 1.95m)

Double glazed window to front aspect. Radiator.

Bathroom

White WC, pedestal basin and panelled bath with electric shower over. Tiled splashbacks and floor. Obscure double glazed window. Radiator.

Outside

To the front of the house is a small area of lawn with pathway to the front door. Gravelled parking area/driveway for two cars, leading to garage.

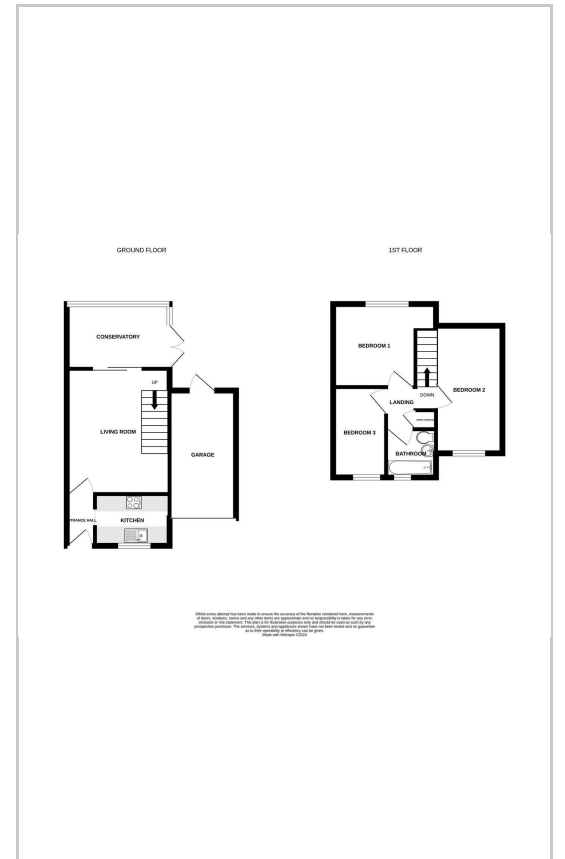
Garage – Up and over door to front and pedestrian door to rear. Power and light.

The rear garden is an attractive and private space which is well enclosed by wooden fencing. Mainly laid to lawn with a lovely range of mature planting and garden shed.

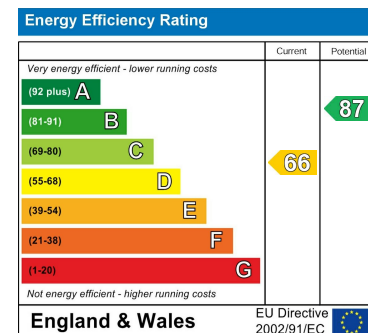
Area Map



Floor Plans



Energy Efficiency Graph



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