



## 11 Firs Close

Firsdon, SP5 1SG

£780,000



A very substantial and versatile family home offered to the market in excellent order throughout. 11 Firs Close has been significantly extended, remodelled and improved by its current owners – the true extent of the property and its flexibility only appreciated by a viewing. Due to its layout, 11 Firs Close can easily offer up to six bedrooms in the main house, as well as a detached annexe/studio. The sellers have created a long list of features including 5.4m x 8.4m kitchen/dining/living room with a partial vaulted ceiling and bi-fold doors to the garden, substantial garage/workshop and detached garden annexe/studio with kitchen area, shower room and separate bedroom. The property sits within a substantial plot which provides a particularly generous multi-car driveway to the front and lovely enclosed garden to the rear.



## Location

Quietly sitting toward the end of this small cul-de-sac in the popular rural village of Firsdown, Firs Close has open countryside and woodland walks in its doorstep, the affiliated village of Winterslow is a short distance with a host of amenities including shop, popular school, public house and church. Salisbury and Amesbury are both within easy striking distance. This is a fantastic opportunity to acquire such a versatile family home.

## Directions

Proceed to Firsdown following Firs Road toward Winterslow. Firs Close can be found on your left hand side, number 11 toward the far end of the road on the left hand side.

## Entrance Hall

Stairs to first floor with feature oak/glazed balustrading. Radiator. Deep cloak/storage cupboard.

## Dining Room 13'11" x 11'9" (4.25m x 3.6m )

Double glazed picture window to front and side. Double radiator. Ceiling spotlights.

## Kitchen/Dining/Living Room 27'6" x 14'5" (8.4m x 4.4m )

Kitchen Area – Matching contemporary handle-less wall and base units with worksurface over. Inset electric hob with concealed extractor. Eye level fitted oven and warming drawer. Integral dishwasher, slimline wine cooler. Inset stainless steel sink unit with mixer tap. Space for American style fridge/freezer. Tiled splashbacks and floor, ceiling spotlights, radiator and space for table.

Sitting Area – Vaulted ceiling. Twin double glazed windows and bi-fold doors to side, ceiling spotlights.

## Bedroom Four/Snug 12'5" x 11'11" (3.8m x 3.65m )

Double glazed picture window to front aspect. Radiator.

## Study/Bedroom Five 9'10" x 7'8" (3m x 2.35m )

Double glazed doors to rear. Radiator. Range of telephone, network and ethernet points.

## Shower Room

Low level WC, wall hung basin and walk-in shower enclosure. Tiled floor and walls. Heated towel rail, extractor fan, ceiling spotlights. Obscure double glazed window.

## Utility Room 15'10" x 6'6" (4.85m x 2m )

Matching range of wall and base units. Floor mounted oil fired boiler, space for washing machine and tumble dryer. Tiled floor. Full height storage cupboard.

## Garage 17'10" reducing to 10'7" x 27'8" (5.45m reducing to 3.25m x 8.45m )

Up and over door to front and rear. Power and light.

## First Floor Landing

## Bedroom One 17'9" max x 13'1" (5.42m max x 4m )

Feature double glazed window to front. Vertical radiator, range of fitted wardrobes.

En-Suite – Concealed cistern WC, wall hung basin and shower with thermostatic control and floor drain. Tiled floor and walls. Inset ceiling spotlights and extractor fan.

## Bedroom Two 14'3" x 14'7" (4.35m x 4.46m )

Double glazed window to front. Range of built in wardrobes and drawers. Radiator. Inset spotlights.

## Bedroom Three 9'6" x 13'1" (2.9m x 4m )

Feature double glazed window to front. Radiator and ceiling spotlights.

## Study/Bedroom Six 11'3" x 5'8" (3.45m x 1.75m )

Double glazed window to front. Radiator and ceiling spotlights.

## Bathroom 8'8" x 7'0" (2.65m x 2.15m )

Modern white suite comprising double ended bath with mixer tap, WC, and feature vanity basin with mixer tap, wet wall splashbacks, obscure double glazed window, heated towel rail.

## Outside

To the front of the house is a generous tarmac driveway providing parking for 4-5 cars easily. Pedestrian path to either side of the property, generous area of lawn with well stocked flower bed.

To the rear of the property is an expansive paved patio area with outside tap, lights and socket, rear up and over door to garage. A ramped area leads up to a large area of lawn which is very enclosed by block wall and benefits from a great level of mature planting and ornamental/fruit trees, summer house and oil tank. To the far end of the garden is the detached annexe/studio which comprises:

## Annexe/Studio 15'8" x 10'9" (4.8m x 3.3m )

Living Room/Kitchen – Double doors to front, wall mounted electric heater and TV aerial point.

Kitchen – Range of handle-less base units with worksurface over. Inset ceramic hob with extractor hood, space for washing machine and fridge/freezer. Inset circular sink with mixer tap. Tiled splashbacks and floor.

Bedroom (2.35m x 2.3m)

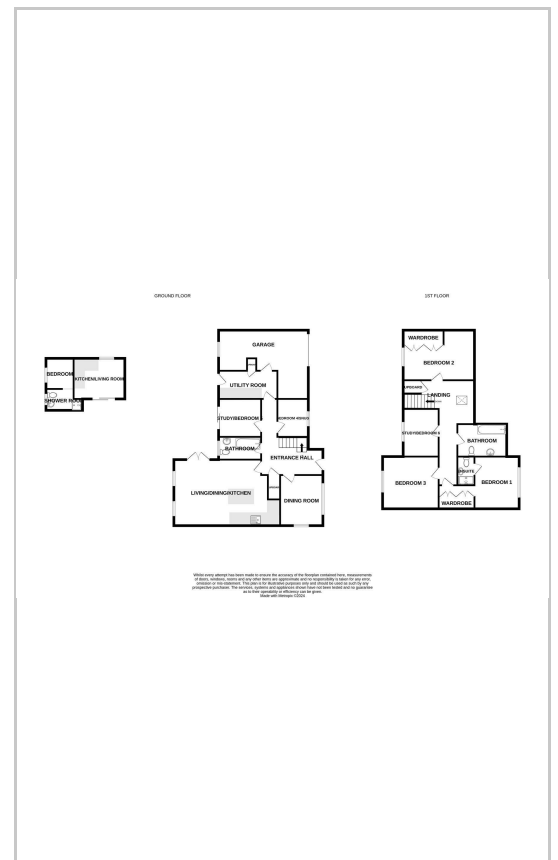
Double glazed window to side, electric heater and ceiling spotlights.

En-Suite – Low level WC, wall hung basin and walk-in shower enclosure. Tiled floors and walls.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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