



36 Firs Road

Salisbury, SP5 1SJ

Guide price £600,000



A very well presented chalet style property offering a fantastic level of flexible accommodation sitting within a lovely private plot. 36 Firs Road is tucked away along a private driveway providing great seclusion and tranquility, the property has been greatly improved by the current owners, but still offers scope for personalisation. The accommodation currently provides five bedrooms, study, two bathrooms, sitting room, double glazed conservatory, 8m kitchen/dining room and utility room. Outside the property sits within a quarter acre plot which has been lovingly landscaped, planted and maintained providing a number of areas for sitting and entertaining as well as growing fruit and vegetables. Tucked at the end of a 60m private driveway, 36 Firs Road enjoys a lovely position which can only be appreciated by a viewing.



Directions

Proceed to Firsdown on the A30 London Road turning into Firs Road. Follow Firs Road passing Maple Drive and Juniper Road on your left and Great Croft on your right, the entrance to number 36 can be found on your left hand side.

Double Glazed Door to:

Entrance Hall

Generous area with tiled floor and radiator. Stairs to:

Hallway

Stairs to first floor with cupboards under. Double width airing cupboard, radiators, door to garage and additional double glaze door to front.

Sitting Room 14'3" x 11'9" (4.35m x 3.6m)

Semi-open plan to conservatory. Feature fireplace with tiled hearth, radiator and ceiling lights.

Conservatory 11'9" x 10'2" (3.6m x 3.1m)

Double glazed elevations and roof, double doors to side, two radiators and wall lights.

Kitchen/Dining Room 26'2" x 13'1" reducing to 12'1" (8m x 4m reducing to 3.7m)

A lovely sociable space with a tiled floor throughout.

The kitchen area is fitted with an attractive matching range of wooden fronted wall and base units with granite work surface over. Space for range style cooker with extractor hood over, integral fridge/freezer and dishwasher. Inset double Belfast sink with mixer tap, breakfast bar, double glazed window to rear aspect and ceiling spotlights.

The dining area has a double glazed picture window with views over the garden. Radiator, wall and ceiling lights and panelled ceiling.

Utility Room 10'7" x 10'4" (3.25m x 3.15m)

Matching range of wall and base units with worksurface over. Floor mounted Worcester oil fired boiler, plumbing and space for washing machine, tumble dryer and serving fridge. Inset stainless steel sink unit with mixer tap and tiled splashbacks, double glazed door and window to rear garden.

Bedroom One 12'11" x 10'2" (3.95m x 3.1m)

Double glazed window to side garden. Range of five built in wardrobes and radiator.

Bedroom Two 11'9" x 10'11" (3.6m x 3.35m)

Double glazed window to front garden. Range of six built in wardrobes and radiator.

Bedroom Three 10'7" x 10'0" (3.25m x 3.05m)

Currently used as a study. Double glazed window to front garden and radiator.

Shower Room

Generous shower enclosure with touch controls, concealed cistern WC, vanity basin, heated towel rail, tiled walls, storage cupboard and obscure double glazed window to rear.

First Floor

The first floor layout holds great potential depending on requirements. The generous play room/study could become an additional lounge/tv room.

First Floor Landing

High level double glazed window with views.

Bedroom Four 12'9" x 9'4" (3.9m x 2.85m)

Double glazed picture window to the front aspect with distant views. Radiator.

Bedroom Five 12'9" x 9'6" (3.9m x 2.9m)

Double glazed picture window to rear aspect. Radiator.

Play Room 11'5" x 9'2" (3.5m x 2.8m)

This generous area is currently internal but Velux windows could potentially be fitted. Full height airing and eaves storage cupboards. Radiator.

Bedroom Six 11'7" x 10'2" (3.55m x 3.1m)

Double glazed window to rear garden. Radiator.

Family Bathroom

Matching white suite comprising panelled bath, concealed cistern WC and vanity wash hand basin. Tiled splashbacks, heated towel rail and radiator. Ceiling spotlights and access to loft space.

Garage 20'4" x 8'8" (6.2m x 2.65m)

Double doors to front, pedestrian door to side and hallway. Power and light.

Agents Note – The garage usefully has an 11ft ceiling.

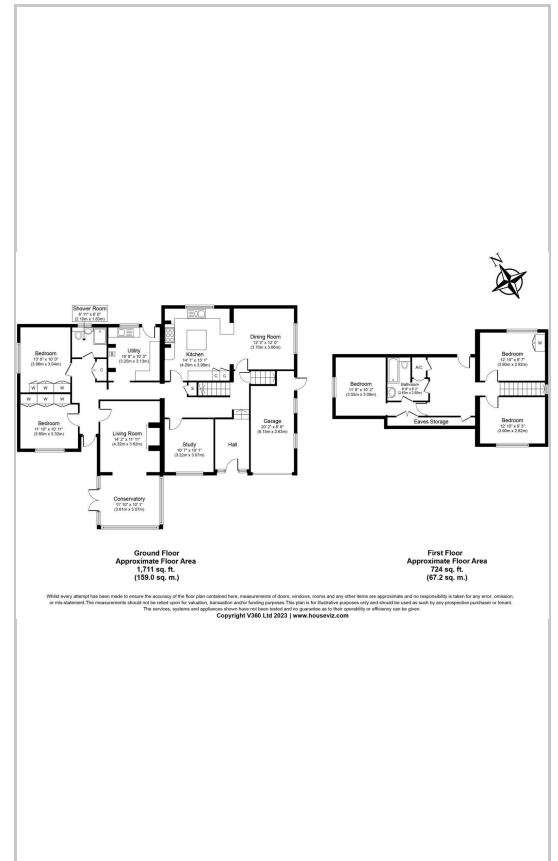
Outside

The property is approached by a private driveway (the initial section is shared) which gives great privacy and security. To the front and side of 36 Firs Road is a tarmacadam and concrete drive and parking area for 4-6 cars, with scope to create further parking if necessary. The gardens wrap around the property with numerous areas including lawns, patios/seating, vegetable plots, and fruit pens/trees. The garden has a huge array of mature planting with garden pond, summer house, gazebo (available by separate negotiation), pizza oven and garden shed.

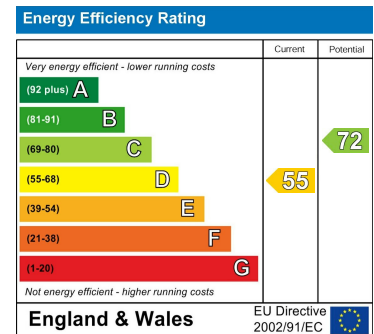
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.