



## 25 Gray Street

Longhedge, SP4 6SX

£450,000



A well designed and proportioned detached house quietly situated in this popular development. 25 Gray Street is a very well presented family home with a number of appealing features only appreciated by a viewing. Accommodation comprises entrance hall, 5.5m kitchen/dining room, 5.5m sitting room overlooking the garden, four bedrooms, two bathrooms and cloakroom. Outside the house benefits from a generous driveway, detached garage and particularly private 'wrap around' garden to the rear and one side of the house with a substantial studio/home office. Longhedge is a well served development on the northern outskirts of the city centre with a list of useful amenities including school, convenience shop and bakery, the location is also very convenient for Salisbury city centre and Amesbury.



## Directions

Leave Salisbury in a northerly direction on Castle Road passing Old Sarum. At the second roundabout turn right onto McNamara Street and at the crossroads continue forwards. Take the next left into Gray Street, the property is the last house on the left hand side.

## Part Glazed Front Door to:

### Entrance Hall

Stairs to first floor, radiator and wooden style flooring.

### Cloakroom

Low level WC and hand basin, radiator and double glazed window to the rear aspect.

### Sitting Room 18'3" x 14'0" (5.58m x 4.28m )

Well proportioned room with double glazed doors to the rear garden and double glazed window to front aspect. Two radiators and media/television points.

### Kitchen/Dining Room 18'3" x 12'3" (5.58m x 3.75m )

Perfect space for modern family life with space for dining table and soft seating. Matching gloss wall and base units with work surface over, integral gas hob with extractor hood, electric oven, dishwasher, fridge/freezer and washing machine. Inset sink unit with mixer tap and tiled splashbacks. Double glazed window to front aspect and doors to rear garden, two radiators, television point and ceiling spotlights.

### First Floor Landing

Double glazed window to rear aspect, access to loft space and full height linen cupboard.

### Bedroom One 12'11" x 10'10" max into wardrobe (3.95m x 3.32m max into wardrobe )

Double glazed window to front aspect, built in double wardrobe and radiator. En-Suite – White suite comprising shower enclosure with thermostatic controls, WC and pedestal basin. Tiled splashbacks, floor, heated towel rail, inset ceiling spotlights and obscure double glazed window.

### Bedroom Two 11'1" x 10'0" (3.40m x 3.07m )

Double glazed windows to front and side aspect. Radiator and television point.

### Bedroom Three 11'1" x 10'0" (3.40m x 3.07m )

Double glazed window to side aspect. Radiator and television point. (NB This room is currently used as a dressing room).

### Bedroom Four 8'0" x 7'10" max (2.44m x 2.41m max )

Double glazed window to front aspect. Radiator.

### Family Bathroom

Matching white suite comprising panelled bath with shower over and glazed screen, concealed cistern WC and wall hung basin. Tiled splashbacks and floor, heated towel rail, inset ceiling spotlights, extractor fan and obscure double glazed window to front aspect.

### Outside

To the front of the house is a generous ramped path to the front door with light. Wide range of mature planting providing great privacy, double depth driveway with gate to rear garden.

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

The property benefits from garden to the rear and side. Immediately outside the kitchen is a paved patio area with gate to driveway and path to side garden. Planted flower bed with slate chippings and area of lawn, path to:

### Garden Studio/Office (4.1m x 2.5m)

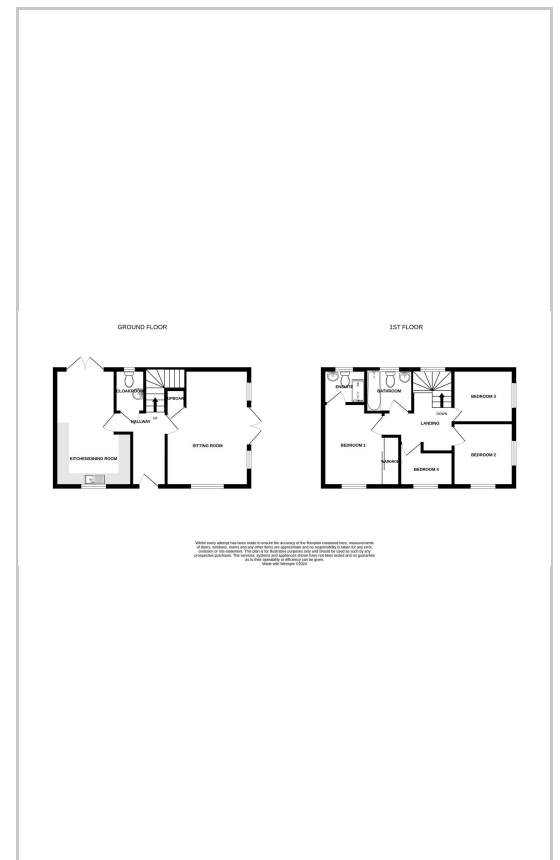
Substantial structure with double glazed doors and window to front. Power and light, wooden flooring.

The main area of garden lies to the side of the house and is very well enclosed by high level wooden fencing and wall. Immediately outside the sitting room is a paved patio with path to rear garden. Beyond is an area of lawn which has a range of mature planting. Toward the far end of the garden is a further patio.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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