

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 48 Ramleaze Drive

Salisbury, SP2 9PA

£310,000



A well designed and presented three bedroom family home tucked away within this quiet cul-de-sac. 48 Ramleaze Drive is a lovely three bedroom semi-detached house with a particularly light and airy feel. The property is well presented throughout boasting a modern kitchen with integral appliances, refitted bathroom, double glazing and gas heating. Outside the house benefits from a driveway and garage, the front and rear gardens are particularly well maintained and family friendly. 48 Ramleaze Drive is tucked away within a small cul-de-sac within this mature development, a footpath a short distance from the house provides easy access to the local primary school and attractive green spaces. The location provides fantastic access to Salisbury city centre and Wilton, an early viewing is advised.





Directions

Proceed on the A360 Devizes Road turning left onto Fugglestone Red. At the T-junction turn left onto Ramlease Drive following the road up the hill where number 48 can be found in a small cul-de-sac on your right hand side.

Double Glazed Front Door to:

Entrance Hall

Stairs to first floor. Double radiator and laminate flooring.

Sitting Room 13'1" x 13'5" (4m x 4.1m )

Double glazed window to rear garden. Double radiator. Feature stone fireplace with feature flame. Understair cupboard.

Kitchen 16'4" x 9'10" (5m x 3m )

Kitchen area with shaker style wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap. Inset gas hob with oven under and extractor hood. Integral fridge/freezer and washing machine. Wall mounted gas boiler. Double glazed window to front. Dining area with double glazed double doors to rear garden. Double radiator. Laminate flooring.

First Floor Landing

Feature port-hole window to front. Full height airing cupboard. Access to loft.

Bedroom One 8'8" x 11'3" (2.65m x 3.45m )

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

Bedroom Two 9'0" x 9'0" (2.75m x 2.75m )

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

Bedroom Three 8'0" x 7'6" (2.45m x 2.3m )

Double glazed window to front aspect. Radiator.

Bathroom

Refitted contemporary suite comprising push button WC, vanity basin and panelled bath with thermostatic shower over. Tiled walls and floor, heated towel rail, ceiling spotlights and obscure double glazed window.

Outside

To the front of the house is an open plan lawn with decorative flower bed. Outside tap and light, stepping stone path to the front door, tarmacadam driveway for one car.

Garage (5.2m x 2.4m)

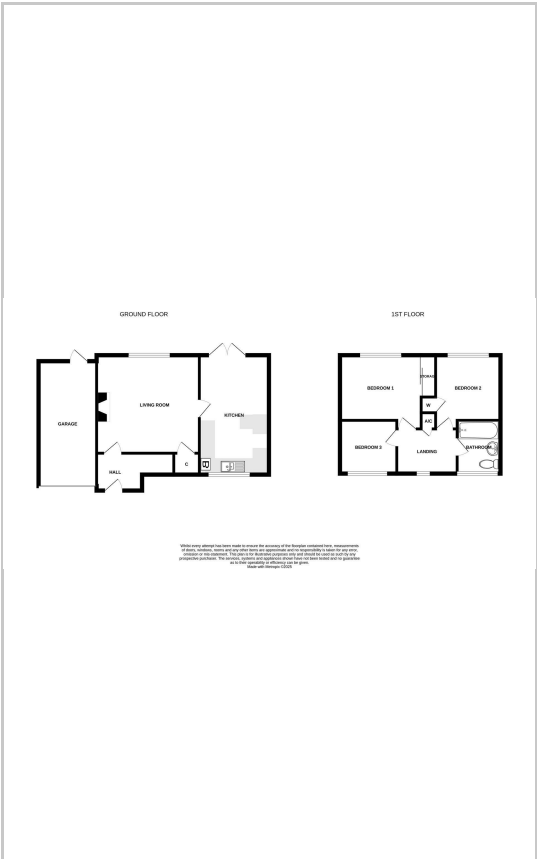
Up and over door to front, pedestrian door to rear garden, loft storage, power and light.

The rear garden is a beautifully maintained family friendly space which is well enclosed by wooden fencing. Outside the kitchen is a paved patio, a path leads to a further paved area and garage. Flat area of lawn with well stocked flower beds.

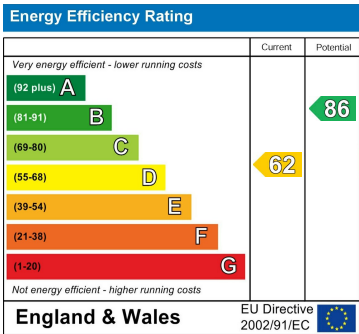
Area Map



Floor Plans



Energy Efficiency Graph



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