

VENDITUM

RESIDENTIAL SALES

EST. 2004



1 Burcombe Lane

Wilton, SP2 0FF

£475,000



A beautifully presented detached house set in a lovely garden within walking distance of the town centre.

The house has gas fired central heating and double glazing and recent improvements have included the addition of a conservatory to the rear and refurbishment of the kitchen. The house was built in 2009 of brick elevations under a tile roof and this is the first time it has come on to the market. There is a garage to the side and parking and a delightfully easy to maintain, south facing rear garden.

The town centre is within easy reach and there is a good local bus service. Wilton has an excellent range of shops, as well as pubs, doctors surgery, churches, weekly market and there is a primary school nearby. Salisbury is some four miles away where there are further good facilities including a mainline railway station. Wilton is surrounded by lovely countryside with many good walks available.



Directions

Proceed into Wilton from the north and at the crossroads in the centre turn left along South Street. After half a mile turn right into Burcombe Lane and you will come to the property on your left.

Reception Hall

Radiator, stairs off with cupboard below.

Cloakroom

WC, Wash hand basin, radiator.

Sitting Room 16'8" x 13'6" (5.10m x 4.14m)

Doors to conservatory, TV aerial point, radiator.

Conservatory 15'0" x 9'8" (4.59m x 2.97m)

Radiator, doors to garden.

Dining Room 11'10" x 10'7" (3.63m x 3.23m)

Doors to front, radiator.

Kitchen 12'7" x 10'5" (3.85m x 3.18m)

Double sink unit with built in dishwasher, range of base and drawer units, Samsung double oven, gas hob, extractor, space for fridge, tiled floor, radiator.

Utility Room 9'9" x 6'1" (2.98m x 1.87m)

Single drainer sink unit, plumbing and drainage for washing machine, wall cupboards, Worcester boiler, door to rear.

Landing

Bedroom One 16'6" x 12'0" (5.03m x 3.66m)

Radiator.

Shower Room

Shower cubicle, wash hand basin, radiator and cupboard.

Bedroom Two 13'5" x 10'3" (4.09m x 3.13m)

Radiator. Access to loft.

Bedroom Three 10'11" x 10'10" (3.35m x 3.31m)

Radiator.

Bathroom

Deep panelled bath, shower cubicle, wash hand basin, WC and radiator.

Outside

GARAGE (5.86m x 2.92m)

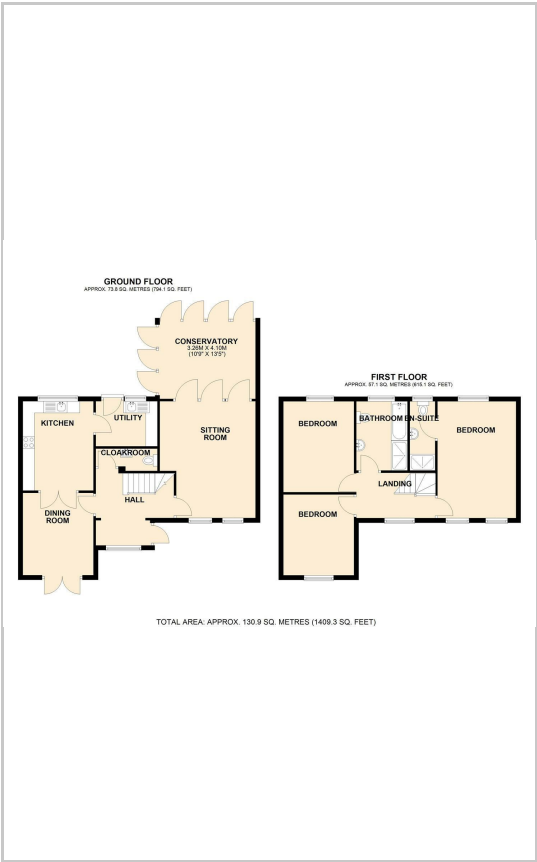
With up and over door, pedestrian door to side. Parking space to the front of the garage.

Garden to the front with landscaped bank and attractive terraced area. To the rear is a lovely enclosed garden facing south with patio, lawn, flower beds, outside tap and path to garage.

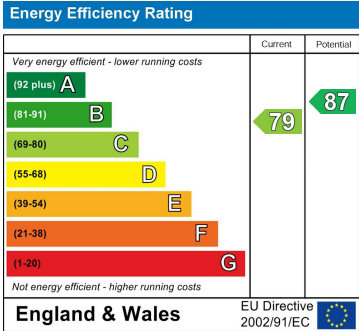
Area Map



Floor Plans



Energy Efficiency Graph



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