

VENDITUM

RESIDENTIAL SALES

EST. 2004



6 Shaftesbury Road

Wilton, SP2 0DR

Offers in excess of £360,000



A greatly improved and well maintained semi-detached home offering a deceptive level of flexible accommodation. 6 Shaftesbury Road is a character property which has been extended to provide generous accommodation currently used as temporarily split, multi generational accommodation, the layout can easily provide an entrance hall, 5.8m kitchen/dining room, two reception rooms, three double bedrooms, loft room, three bathrooms and cloakroom. 6 Shaftesbury Road is double glazed with gas heating and modern kitchen and bathroom fittings, all upstairs carpeted areas benefit from underfloor heating. Outside the property boasts a lovely rear garden with a substantial shed/workshop. Shaftesbury Road is a short walk from the centre of Wilton with a long list of amenities such as shops, doctors surgery, churches, cafes and public houses all within easy reach. The house is also a short walk from generous levels of on-street parking and water meadow walks.



Directions

From Wilton town centre proceed to West Street. Follow West Street past the Italianate Church and as it bends left, where it turns into Shaftesbury Road, number 6 can be found on your right hand side just after Waterditchampton.

Entrance Lobby

Stairs to first floor, radiator. Door to hallway.

Hall

Door to:

Cloakroom

Low level WC with wash hand basin.

Sitting Room/Ground Floor Bedroom 13'5" x 12'4" (4.11m x 3.76m)

Double glazed bay window to front. Feature fireplace with brick surround.

Kitchen/Dining Room 18'11" x 12'4" (5.79m x 3.76m)

Dining Area – Double radiator. Open plan to kitchen.
Kitchen Area – Shaker style with wooden worksurface over. Inset ceramic 1 ¼ bowl sink unit with mixer tap. Space for range cooker, washing machine, fridge/freezer. Double glazed window to rear aspect. Wall mounted Worcester boiler.

Garden Room/Family Room 12'2" x 10'2" (3.71m x 3.1m)

Double glazed door and windows to side and rear. Double radiator. Walk-in storage cupboard.

Ground Floor Bathroom

White bath and vanity sink unit with ‘wet wall’ splashbacks. Extractor fan.

First Floor Landing

Stairs to loft room. Double radiator.

Bedroom One (Currently First Floor Lounge) 14'6" x 12'4" (4.42m x 3.78m)

Double glazed bay window to front aspect. Radiator.

Bedroom Two 12'0" x 9'4" (3.68m x 2.87m)

Double glazed window to rear aspect. Range of fitted units with wooden worksurface over. Sink with mixer tap, oven, hob and space for dishwasher and fridge/freezer.

Bedroom Three 12'0" x 9'4" (3.68m x 2.87m)

Double glazed window to rear aspect. Double radiator.

Bathroom

White WC, vanity basin and bath with electric Triton shower over. Heated towel rail, tiled walls and floor and obscure double glazed window.

Loft Room 17'7" x 13'10" (5.38m x 4.22m)

Velux windows to front and rear, eaves storage, useful study recess.

Shower Room

Tiled enclosure with triton electric shower, WC and basin. Velux window to rear.

Outside

To the front of the house is an attractive area of garden enclosed by wall. Gate to front door and path for rear pedestrian access.

The rear garden is a delightful space which is very well enclosed by wall and wooden fencing. Immediately outside the garden/family room is a generous decked seating area, paved storage section with gate to side. Beyond is an area of lawn with a lovely range of planting, toward the far end of the garden is a further seating area.

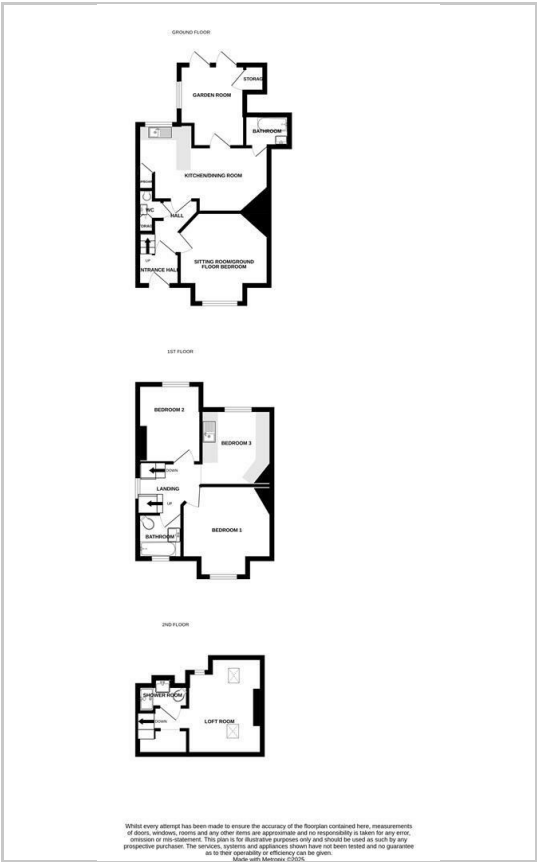
Garden Shed/Workshop 14'1" x 9'2" (4.3m x 2.8m)

Power and light.

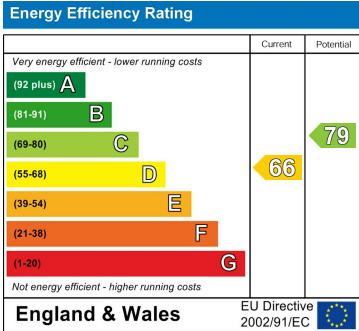
Area Map



Floor Plans



Energy Efficiency Graph



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