

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 21 Ilynton Avenue

Salisbury, SP5 1SH

£425,000



A surprisingly generous chalet style home offering flexible accommodation in lovely condition throughout. 21 Ilynton Avenue is a lovely home occupying a generous yet manageable plot with areas of garden to all four sides of the property. The layout of 21 Ilynton Avenue offers four good size bedrooms (two on the ground floor and two on the first floor) and two bathrooms, the living accommodation comprises 5.2m sitting room with log burner, dining room and beautifully fitted kitchen with integral appliances. The property is double glazed with oil fired central heating with modern tank and external boiler. Outside is a very generous drive, garage, impressive front garden with a good level of useable space, attractive and private areas for garden shed and greenhouse. Located toward the end of this quiet cul-de-sac within the popular area of Firsdon, woodland and countryside walks are close by as well as a popular café/delicatessen. Winterslow and Piton are within a short drive with a long list of amenities including schools, shops, post offices, public houses, churches etc. Salisbury is also within striking distance. This is a fantastic opportunity to acquire a well presented home with good levels of flexible accommodation at a reasonable price, an early viewing is highly advised.





Directions

Proceed on the A30 London Road from Salisbury, after a time turn right into Firs Road. Follow Firs Road passing Maple Drive and Juniper Road, turn left into Ilynton Avenue bearing left as the road splits where number 21 can be found on your left.

Double Glazed Front Door to:

Entrance Lobby

Double glazed door to hallway.

Hall

Stairs to first floor with cupboard under. Radiator.

Sitting Room 17'0" x 13'5" (5.2m x 4.1m )

Double glazed sliding doors to rear garden with Southerly aspect, twin double glazed windows to side. Inset log burner with brick surround and wooden mantle. Radiators and wall lights. Open plan to:

Dining Room 11'1" x 9'0" (3.4m x 2.75m )

Double glazed windows to side and rear with Southerly aspect. Radiator.

Kitchen 10'11" x 9'10" (3.35m x 3m )

Refitted wooden shaker style wall and base units with worksurface over. Inset stainless steel sink unit. Fitted Siemens induction hob with extractor hood over, built in eye level double and microwave oven. Integral slimline dishwasher, space for washing machine and fridge/freezer. Double glazed door and window to side, tiled splashbacks and ceiling spotlights.

Bedroom One 12'3" x 10'11" (3.75m x 3.35m )

Double glazed bay window to front aspect, radiator.

Bedroom Two 12'11" x 11'3" (3.95m x 3.45m )

Double glazed window to front and radiator.

Bathroom

Refitted white suite comprises concealed cistern WC, vanity basin and panelled bath with thermostatic shower over. Tiled walls and floor, vertical radiator, de-mist mirror, obscure double glazed window, ceiling spotlights, extractor fan and additional storage cupboard.

First Floor Landing

Bedroom Three 18'0" reducing to 10'4" x 8'10" (5.5m reducing to 3.15m x 2.7m )

Double glazed window to rear with far reaching views, Velux window to side. Double radiator, eaves storage cupboard, and exposed floorboards.

Bedroom Four 10'5" x 9'0" (3.2m x 2.75m )

Double glazed window to rear with views, double radiator and exposed floorboards.

Bathroom

White WC, vanity basin and shower enclosure with electric shower and wet wall splashbacks. Eaves storage cupboard, Velux window, extractor fan and ceiling spotlights.

Outside

21 Ilynton Avenue sits well within its plot with areas of garden to all four sides of the property. To the front of the bungalow is a gravel driveway for 2/3 cars comfortably which also provides access to the garage. The majority of the front garden is laid to lawn enclosed by low level brick wall and mature hedge, this area offers huge potential to re-landscape to provide further parking etc. To one side of the bungalow is a paved and screened area with substantial greenhouse and a range of mature fruit bushes. High level gate leads to well enclosed and private area of garden which provides a lovely seating area, outside light, tap and boiler. A path leads to the rear garden which is well enclosed by wooden fencing with a lawn and lovely array of mature planting. A pathway continues to the far side of the bungalow where the modern oil tank is sited along with a garden shed, high level gate to front.

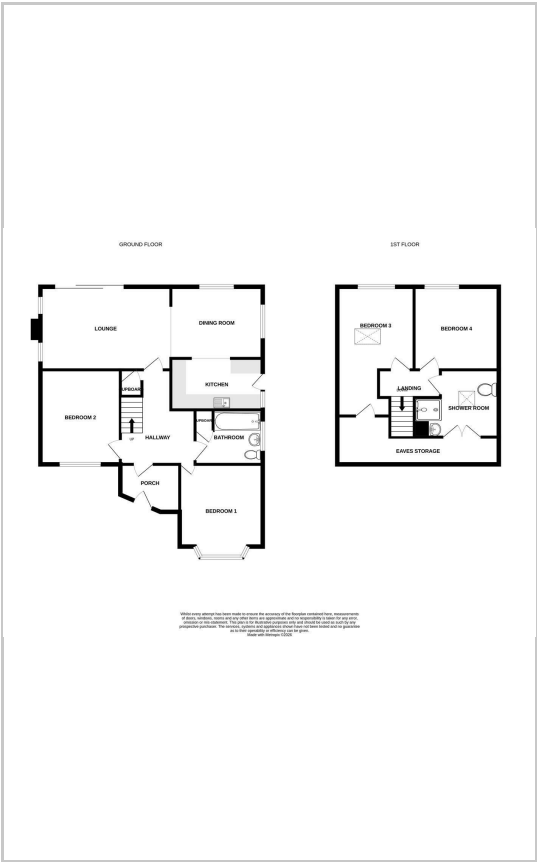
Garage 18'7" x 12'3" (5.67m x 3.75m )

Up and over door to front, pedestrian door, power and light.

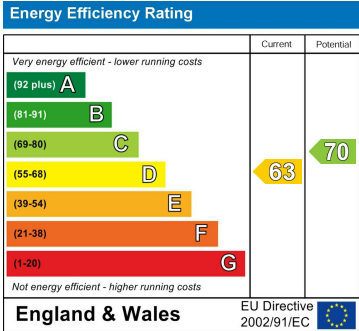
Area Map



Floor Plans



Energy Efficiency Graph



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