



3 Flint Way

Salisbury, SP2 8FL

£375,000



A handsome attached house sitting within this sunny corner plot offered to the market in excellent order throughout. 3 Flint Way is a well proportioned three bedroom house with a well considered layout, only really appreciated by an internal viewing. The house also benefits from an attractive walled garden and generous 6m car barn. Flint Way sits within a very popular development close to the district hospital, open countryside and a long list of amenities. The location also provides great access to the city centre. Accommodation comprises entrance hall, cloakroom, 5.6m sitting room, 5.6m kitchen/breakfast room, master bedroom with en-suite, two further bedrooms, family bathroom and cloakroom.



Directions

Proceed to the A338 Downton Road turning into Rowbarrow, turn first left into The Crescent and left again after a short time into Rowbarrow Lane.

Entrance Hall

Stairs to first floor with cupboard under. Radiator, laminate flooring and telephone point.

Sitting Room 18'7" x 12'10" (5.68m x 3.92m)

Feature double glazed bay window to side and double glazed window to front aspect. Two radiators and television aerial points.

Kitchen 18'7" x 8'2" (5.68m x 2.5m)

Matching gloss wall and base units with wooden effect work surface over. Inset gas hob with extractor hood over and electric oven under. Integral fridge/freezer, plumbing and space for dishwasher and washing machine. Wall mounted gas boiler and radiator. Inset sink unit with mixer tap and tiled splashbacks. Dining area with double doors to garden.

First Floor Landing

Full height airing cupboard housing pressurised hot water tank. Access to loft space.

Bedroom One 15'8" reducing to 11'5" x 9'10" (4.79m reducing to 3.5m x 3m)

Double glazed window to side aspect. Built in double wardrobe and radiator.

En-Suite – Shower enclosure with tiled splashbacks and thermostatic controls. Radiator, shaver point and obscure double glazed window.

Bedroom Two 9'8" x 8'4" (2.95m x 2.55m)

Double glazed window to front aspect. Radiator.

Bedroom Three 8'10" x 8'4" max (2.7m x 2.55m max)

Double glazed window to side aspect. Radiator.

Bathroom

White suite with WC, pedestal basin and panelled bath with mixer/shower attachment. Tiled splashbacks, radiator, shaver point, extractor fan and obscure double glazed window.

Outside

To the front and side of the house are well stocked flower beds. Steps to front door and gate to rear garden.

Rear – A lovely private and sunny garden well enclosed by high level wall and fencing. Paved patio area with generous steps leading down to pedestrian gate. Level area of lawn with selection of raised planters. Mulched areas, garden shed and covered area.

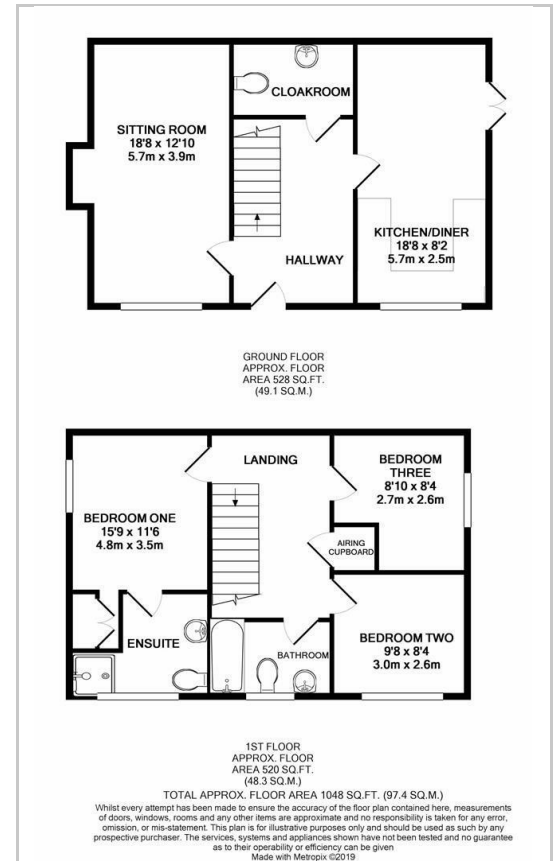
Car Barn 19'8" x 8'6" (6m x 2.6m)

Up and over door to front. Power and light.

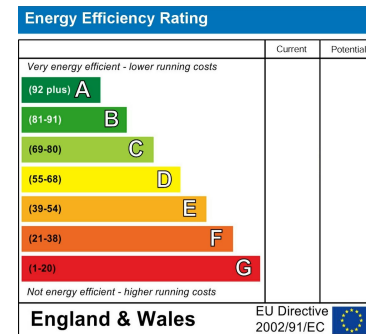
Area Map



Floor Plans



Energy Efficiency Graph



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