



2 Sassoon Close, Salisbury, Wiltshire, SP2 9LR

£575,000 Freehold

## **An extended and improved detached family house with five bedrooms, situated in a small cul de sac.**

### **Directions**

From Salisbury take the A36 Wilton Road, turning right at Skew Bridge and immediately left at the roundabout into Pembroke Road. The road bears round to the right into Queen Alexandra Road and turn left into Sassoon Close where No. 2 will be seen on the left hand side.

### **Description**

A wonderful family home situated in a small and quiet cul de sac together with a southerly aspect, easy maintenance garden, newly fitted kitchen and sanitaryware, garage and parking, gas central heating and double glazing. It is situated on the western side of the city within walking distance of the local co-op store, doctors, dentists and railway station. The accommodation consists of hall, cloakroom, sitting room, study, kitchen, breakfast/living room, utility, five bedrooms, bathroom, two shower rooms and a cloakroom. The property is approaching 2,000 sq.ft. in size. and we would recommend an early inspection. Offered with vacant possession.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Hall**

Stairs to first floor with cupboard below, tiled floor.

#### **Cloakroom**

WC, corner wash hand basin with cupboard below and tiled splashbacks, heated towel rail, extractor fan.

#### **Sitting Room**

Triple aspect room with column radiators, sliding doors to garden, oak flooring.

#### **Study**

Double aspect room, oak flooring.

#### **Kitchen**

Recently refitted with range of work surfaces with base and wall mounted cupboards and drawers, shelves and display cupboards. Inset ceramic sink with mixer tap and separate drinking water tap, double oven, induction hob, built-in dishwasher, space for American-style fridge-freezer, tiled floor, open to:

#### **Breakfast/Living Room**

Velux window, column radiator, tiled floor, full height glass to south side, sliding door to garden.

#### **Utility**

Work surface with inset sink, base and wall cupboards, space and plumbing for washing machine and tumble dryer, tiled floor. Extractor fan.

#### **First Floor - Landing**

##### **Bedroom One**

Double aspect room, column radiator, oak flooring, door to:

##### **En-suite Shower Room**

Full width shower cubicle with thermostatic mixer shower, tiled splashback and glass screen. Heated towel rail, low level WC, wash basin with drawers below, tiled floor, cupboard housing hot water tank.

##### **Bedroom Two**

Column radiator.

##### **En-suite Shower Room**

Shower cubicle with thermostatic mixer shower and glass door, WC, wash hand basin with cupboard and shelves beneath, tiled floor, tiled splashbacks, shaver socket, extractor fan.

##### **Bedroom Three**

Oak flooring.

##### **Cloakroom**

Low level WC and wash hand basin, built-in cupboards with sliding doors and gas fired boiler for central heating and hot water. Tiled floor and walls, heated towel rail.

#### **Second Floor**

##### **Bedroom Four**

Oak flooring.

##### **Bedroom Five**

Double aspect room with oak flooring and large storage cupboard.

##### **Bathroom**

Recently refitted. Tiled floor and walls, heated towel rail, panelled bath with thermostatic mixer shower over and glass screens, hand basin with drawers beneath, WC with concealed cistern, shaver socket, Velux window, extractor fan.

##### **Landing**

Large Storage cupboard.

##### **Outside**

Garage with up-and-over door to front, power and light. To the front of the garage is parking for several vehicles.

##### **Garden**

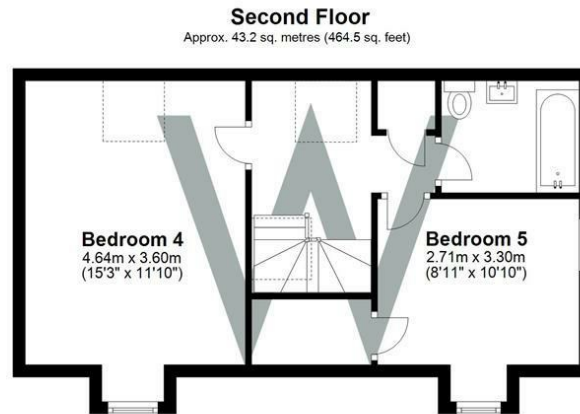
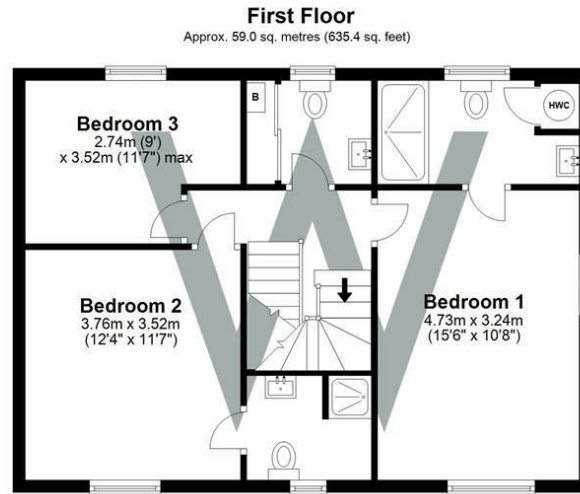
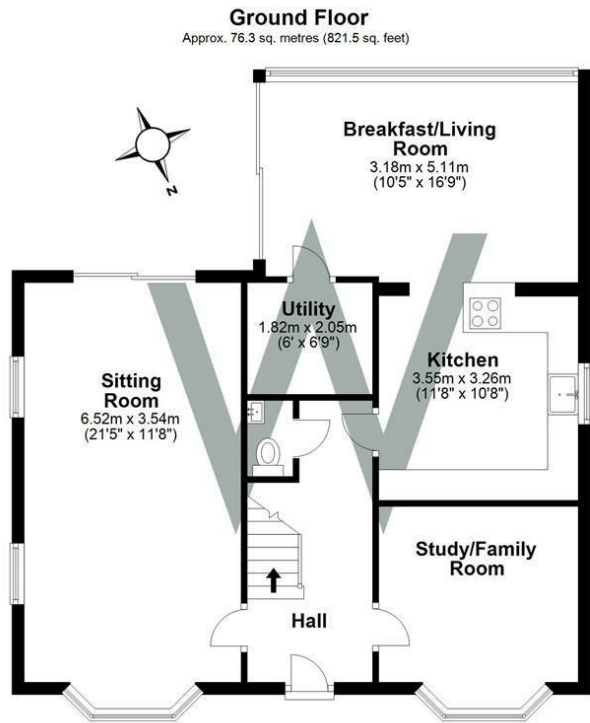
The property is approached via a wide paved path with gravel areas to side with mature trees, shrubs and flowerbeds. A side access leads to the rear garden which is on two levels, mainly laid to paving for easy maintenance with shrubs, trees and flowerbeds, fence to all sides. The garden faces south and offers a great deal of privacy. There is also an oak-framed gazebo with cedar shingle roof.

##### **Services**

Mains gas, water, electricity and drainage are connected to the property.

##### **Outgoings**

The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,460.31.



Total area: approx. 178.5 sq. metres (1921.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		75	82
		EU Directive 2002/91/EC	

