



20 Chestnut Close, Laverstock, Salisbury, Wiltshire, SP1 1SL

£680,000 Freehold

**A delightful Georgian style family home dating from 1982, quietly situated at the very end of a cul-de-sac. The property benefits from flexible accommodation, a double garage and gardens.**

**Description**

Modern, Georgian style family home dating from 1982 with brick elevations under a tiled roof, quietly situated at the very end of a cul-de-sac together with in and out driveway, double garage and good sized garden. A further benefit is the large downstairs extension which would lend itself to conversion into a self contained annexe. Offered in excellent condition throughout together with double glazed windows and doors, gas central heating and upvc fascias and soffits. It is situated close to good local schools, convenience store and takeaway.

**Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

**Entrance Porch**

Painted columns under a leaded roof. Lighting.

**Hall**

Stairs to first floor with understairs cupboards. Wood effect flooring, heating thermostat.

**Cloakroom**

Wc and hand basin with cupboards below, extractor fan, wood effect flooring.

**Sitting Room**

Double aspect room, living flame fire with stone surround and wooden mantel, french doors to garden.

**Kitchen/Dining Room**

Wood effect flooring, triple aspect. Extensive range of seamless worktops with base and wall cupboards and drawers. Range gas cooker (hob and ovens), dishwasher, sink and drainer with mixer tap over, fridge/freezer, door to:

**Utility Room**

Door to front and door to garden, wood effect flooring, work surfaces, cupboards, sink unit, cupboard housing gas boiler for heating and hot water.

**Inner Hall**

Picture window.

**Reception Room**

**Study**

**Family Room**

Range of built in wardrobes.

**First floor Landing**

Storage cupboard, hatch to loft space. Shelved airing cupboard with lagged hot water tank.

**Bedroom 1**

Range of built in wardrobes.

**En-suite Shower Room**

Shower cubicle with thermostatic shower, twin wash hand basins, wc, tiled walls, extractor fan, heated towel rail.

**Bedroom 2**

Double wardrobe.

**Bedroom 3**

Double wardrobe.

**Family Bathroom**

Suite of panel bath with thermostatic shower over, wc and hand basin with cupboards below. Heated towel rail, extractor fan, tiled walls.

**Double Garage 18'4" x 18'0" (5.59 x 5.51)**

Two up and over doors, power and light.

**Outside**

To the front is an in and out driveway with brick pavior surface behind picket fencing. There is a small lawn, flower beds and shrubs. To the left of the garage is an area of gravelled garden with mature flower beds and shrubs. Side pedestrian access leads past vegetable garden with greenhouse to the rear garden. This has a large paved terrace leading to lawn with mature shrubs, trees and flower beds. Walling to sides, water tap, summer house and garden shed.

**Services**

All main services.

**Outgoings**

The Council Tax Band is 'G' and the payment for the year 2024/2025 payable to Wiltshire Council is £3738.72.

**Directions**

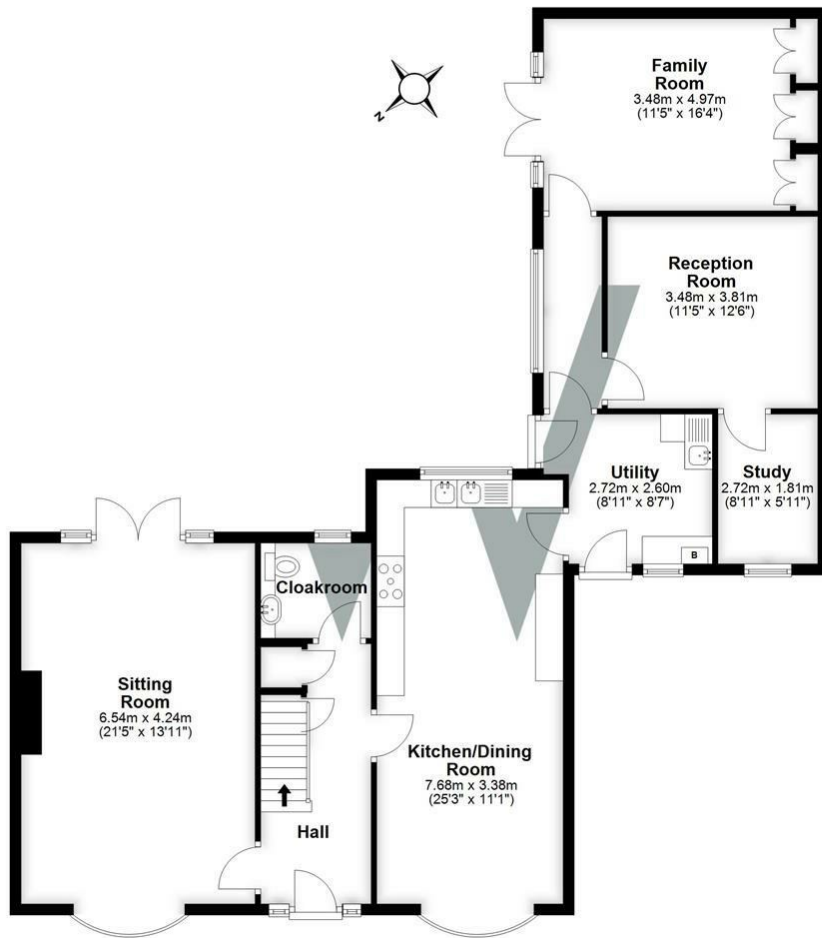
From Salisbury proceed to Laverstock via Wain-along Road. At the junction turn right and immediately left under the bridge. Continue on Laverstock Road, over the roundabout and take the second left into Elm Close. Turn first right and keep right into Chestnut Close.

**WHAT3WORDS**

What3Words reference is: [///cotton.stores.stow](https://www.what3words.com/cotton.stores.stow)

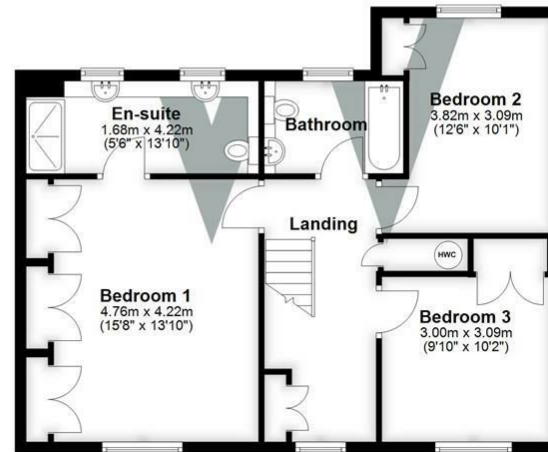
**Ground Floor**

Approx. 117.3 sq. metres (1262.7 sq. feet)



**First Floor**

Approx. 68.5 sq. metres (737.8 sq. feet)



Total area: approx. 185.9 sq. metres (2000.5 sq. feet)



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>	<b>70</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	
EU Directive 2002/91/EC	

England & Wales

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