

Myddelton&Major

51 Church Road

LAVERSTOCK





A well presented four bedroom family home with flexible accommodation set over two storeys with lovely gardens and plenty of off road parking

Tenure: Freehold

Size: 1,644 ft²

EPC Rating: E (51)

Council Tax Band: E



4



2



2



4

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1000 Mbps and most major mobile networks should have full coverage.

Train Station 2.5 Miles • Market Square 2.1 Miles • Hospital 3.5 Miles • A303 Access 8 Miles

51 Church Road, Laverstock, Salisbury, Wiltshire, SP1 1QY

- Four Bedrooms
- 2 Bathrooms
- Lovely Garden
- Plenty of Off-road Gated Parking
- Very Well Presented
- Flexible Accommodation
- Large Dining Room
- Large Sitting Room
- Outskirts of Salisbury
- Local Amenities Close By

The Property

Located in the ever popular Salisbury satellite village of Laverstock, 51 Church Road is a well presented four bedroom family home offering flexible accommodation, a good size garden and plenty of off-road parking.

A front porch has plenty of space for storing outdoor clothing and leads through to the main part of the house, the spacious front sitting room has a large bay window bringing in plenty of light and has a particularly elegant fire surround. The first ground floor bedroom looks out over the front garden and is currently used as a craft room / study.

Off the main part of the hall is located a well appointed kitchen with stable door out to the gated drive and a door through to the spacious dining room featuring sliding glass doors looking out over the garden. A long utility room with plenty of storage also leads out to the garden. There is a large ground floor family bathroom which services the principal bedroom which is also on the ground floor and has a feature bay window with glazed doors leading out to the garden.

A final ground floor room cleverly incorporates a study and has stairs up to the first floor which has two further bedrooms and a family bathroom.



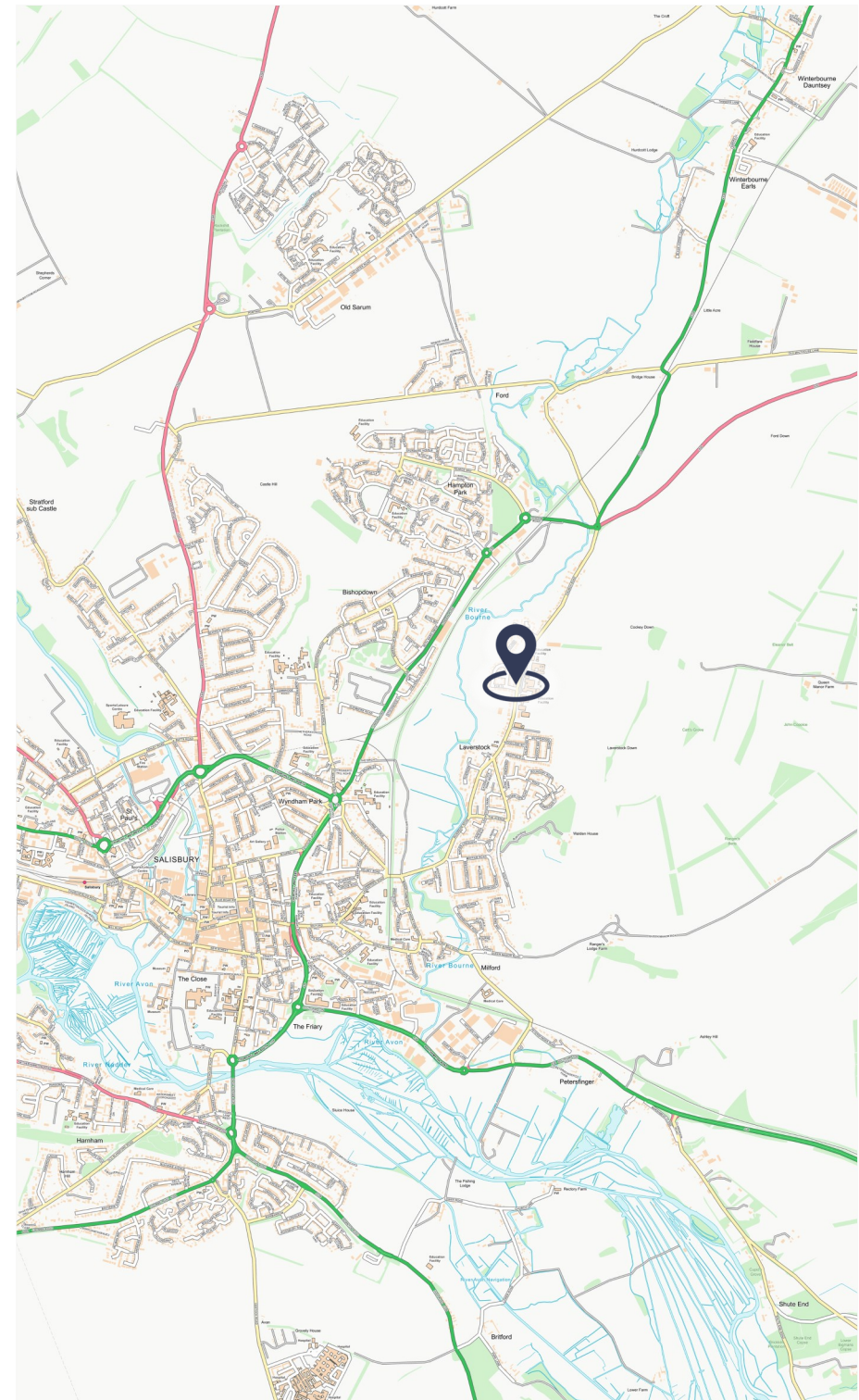
Outside

The property has very well presented gardens to the front and to the rear. Off –road parking is set over a block paved driveway and offers parking for a number of vehicles. Behind timber gates is a further secure parking area large enough to take a caravan or motorhome. The front of the property is set behind a high evergreen hedge providing a good degree of privacy.

To the rear of the property is the main garden with a paved terrace perfect for outside entertaining, a decent size lawn, a high evergreen hedge, two timber outbuildings and well stock flower beds. A gorgeous arbor sits directly outside the principal bedroom.

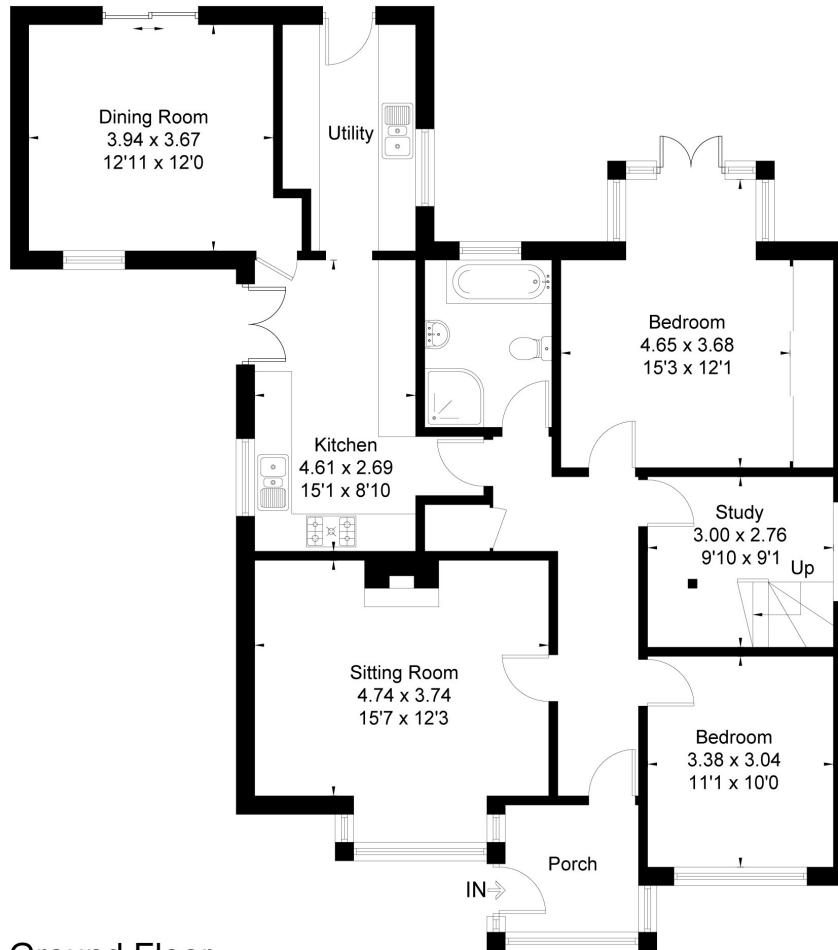
Location

51 Church Road is situated on the northern edge of the popular residential suburb of Salisbury known as Laverstock. Within Laverstock itself is a good range of day to day facilities including a convenience store, public house, church, take away, primary school, three secondary schools as well as numerous clubs and societies. There is a regular bus service to Salisbury city centre where there is a further range of leisure, cultural and shopping facilities, as well as the mainline station with trains to London Waterloo (journey time approximately 90 minutes). Salisbury also supports a number of primary and secondary schools, both private and state sector, including boys and girls grammar schools. It is also home to a well thought of Playhouse, and twice weekly charter market with additional artisan markets.

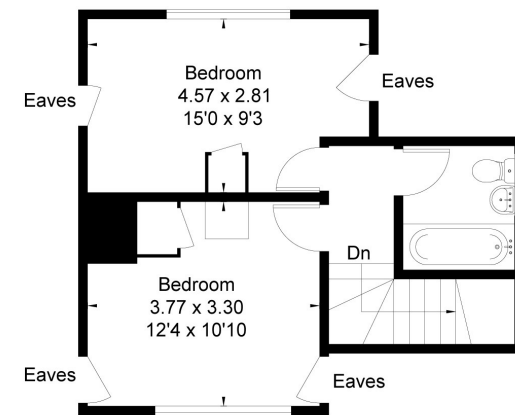




Approximate Floor Area = 152.7 sq m / 1644 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71272

Disclaimer Notice

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