

Myddelton&Major

19 Robin Road

OLD SARUM, SALISBURY





A well presented, modern five bedroom house with double garage and ample parking

Tenure: Leasehold 999 years (from 2015) Lease costs: £150.00 p/a

Size: 2306 ft² EPC Rating: C (79)

Council Tax Band: F



5



2



3



4

Services - All Mains Services are Connected. Ofcom suggests broadband speeds of up to 1800mbps are available and all major mobile providers are likely to have signal

Salisbury 3.2 Miles • A303 (Longbarrow) 8.8 Miles • Train Station 3.5 Miles • Hospital 5.4 Miles

19 Robin Road Old Sarum, Salisbury, SP4 6GJ

- Immaculately Presented
- Popular Residential Area
- Five Bedrooms
- Three Bathrooms
- Generous Plot
- Low Maintenance Garden
- Double Garage
- Ample Parking
- EPC Rating: C
- Built 10 years ago

The Property

This immaculately presented, detached home located on Robin Road in the sought-after area of Old Sarum, Salisbury. Nestled on a generous plot, this well-proportioned residence offers a superb layout with spacious rooms, ideal for family living. Built just under ten years ago this modern home benefits from gas fired central heating, is fully double-glazed and has a double garage with ample driveway parking.

The bright and comfortable size entrance hall leads you on to all the ground floor reception rooms. A large double aspect living room feature a bay window to the front and French patio doors to the rear and garden. The kitchen is fitted with a modern range of floor & wall units, worksurfaces and integrated appliances and a central island/ breakfast bar. This space is open to dining area with plenty of room for a dining table and chairs, French doors leading out to the rear garden and fitted floor units across one wall. There is a small utility off the kitchen, a good sized study and a cloakroom completing the ground floor accommodation.

Upstairs there a light landing leads to all bedrooms and the family bathroom and also has a hatch to a good loft space. The principal bedroom has built-in wardrobes and is serviced by En-Suite shower room. The guest bedroom also benefits from an En-Suite shower room. The remaining three bedrooms are all a good size. A family bathroom completes the accommodation.





Outside

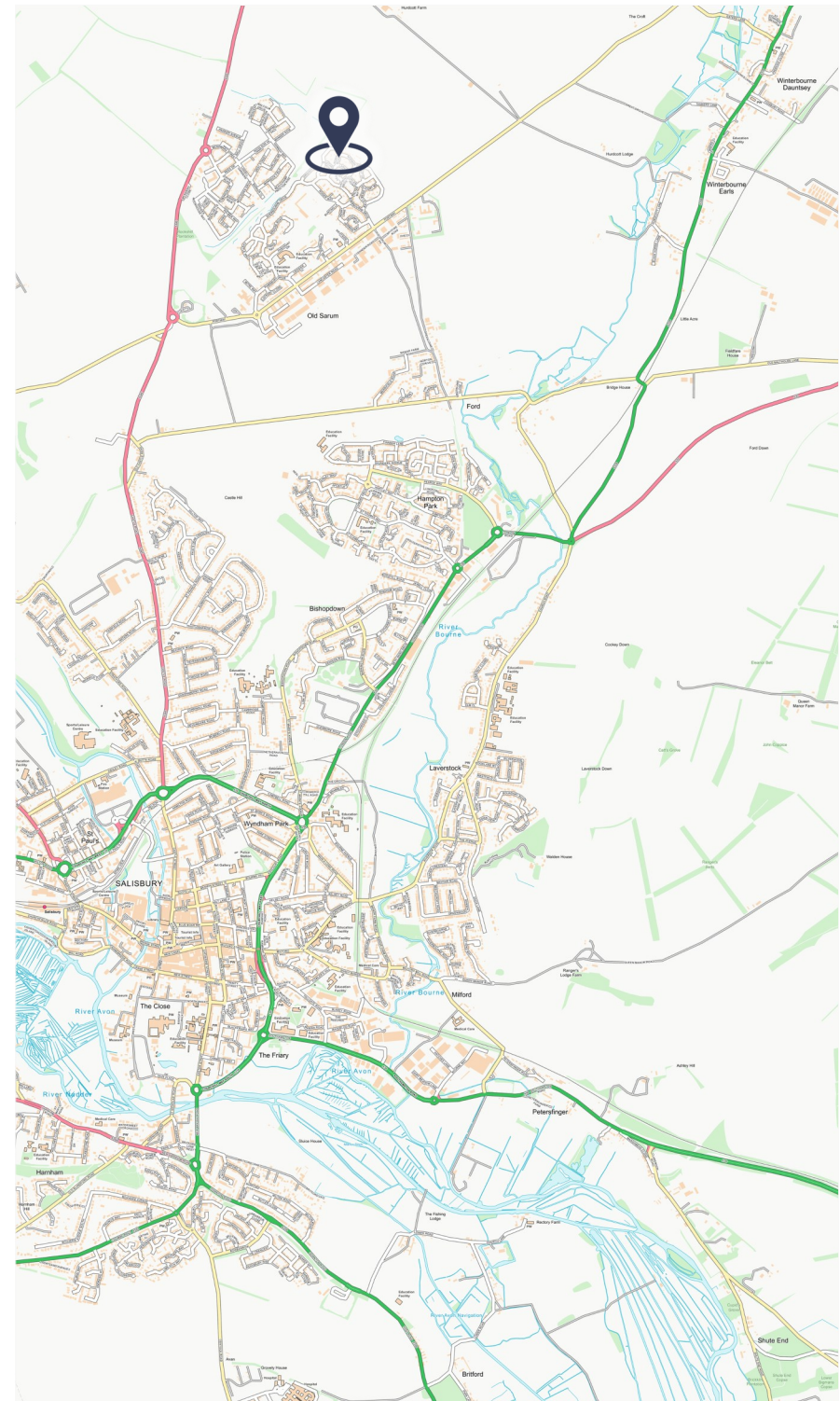
The double garage with two separate up and over garage doors provide plenty of room for storage if not car parking and has power and light connected and a hatch to a loft space. In front is plenty of driveway parking and space to the side.

The enclosed rear garden face is broadly South West facing in an L-shape configuration direction benefiting from the evenings on there is a delightful patio area off the kitchen and sitting room French doors surrounded by lawn and enclosed by Fencing. A pathway leading round to the side rear garden where there is a further patio area. From here a gate leads on passed the double garage rear door to an area laid to hard-core currently which could be utilised as further garden or suitable for further parking.

Location

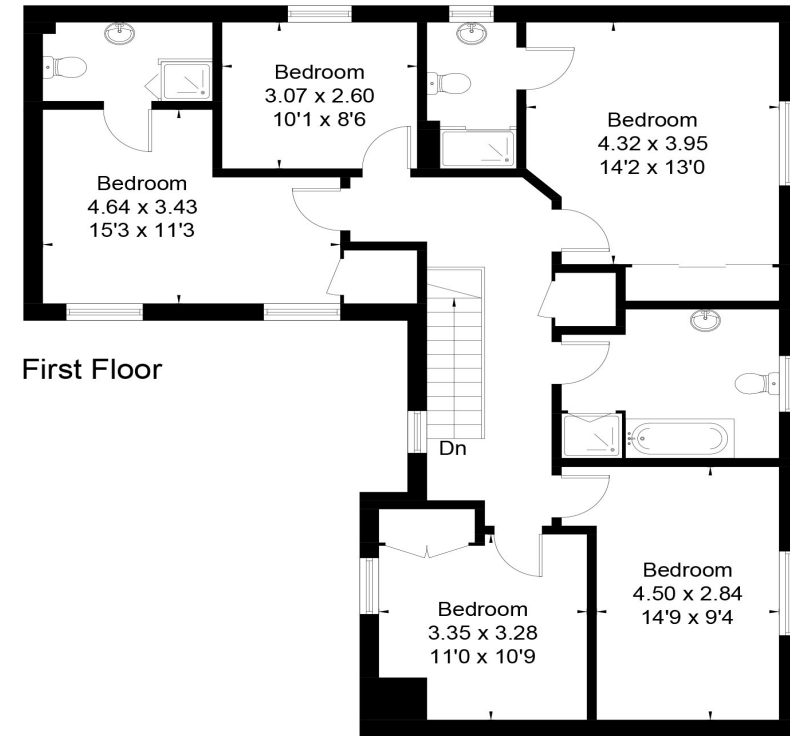
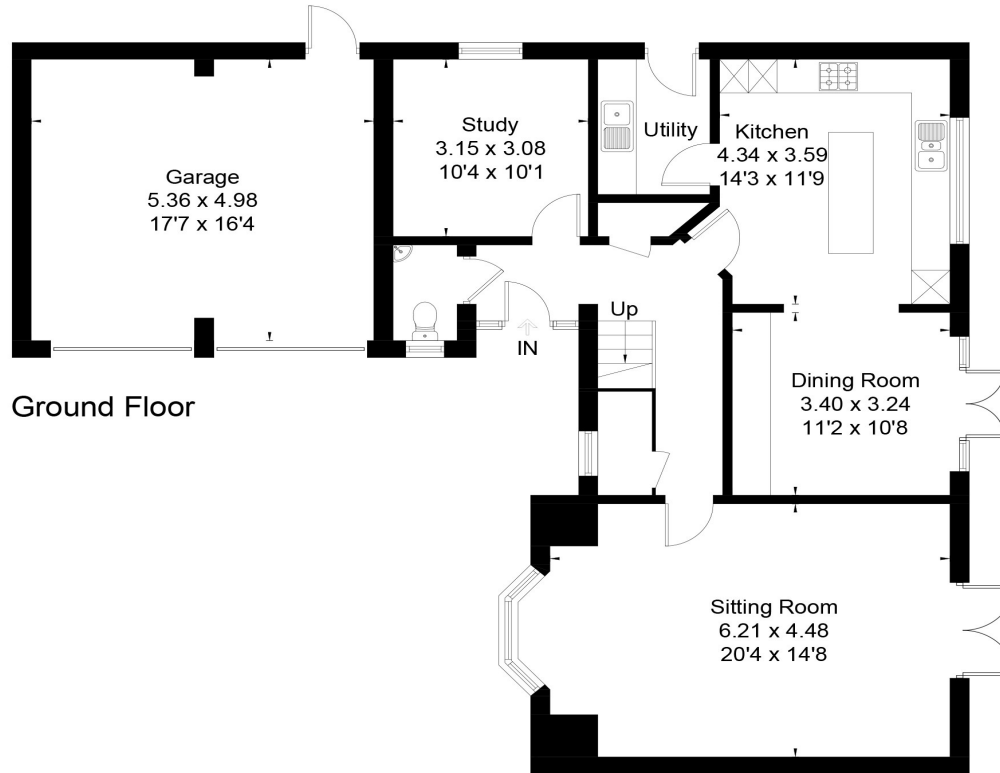
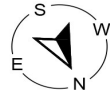
Located in Old Sarum, close to local amenities which include a Convenience Store, Community Hall, and Activity Centres.

Conveniently located on the A345 with easy access to both Salisbury and Amesbury and the A303. There is a regular Park & Ride service into the city centre. The property is located with easy reach of walks for those wanting to explore the countryside.





Approximate Floor Area = 187.5 sq m / 2018 sq ft
 Garage = 26.8 sq m / 288 sq ft
 Total = 214.3 sq m / 2306 sq ft



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 #88411

Disclaimer Notice

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