

2 Lywood Close
Salisbury





A modern, meticulously presented four double bedroom family home with parking, a double garage all set in a popular gated development in Harnham

2 Lywood Close,
East Harnham, Salisbury, SP2 8FB

Guide Price:
£695,000



- Four Double Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Well Maintained Gardens
- Popular Gated Development

- Open Plan Kitchen/Diner
- Stunning Presentation
- Spacious Accommodation
- Off Road Parking
- Double Garage

The Property

Set in the middle of the popular gated development on Lywood Close and located on the South Eastern edge of Salisbury 2 Lywood Close is a beautifully presented four double bedroom home constructed from brick and rendered blockwork with a slate roof. The property has a lovely light and airy feel with the accommodation feeling particularly spacious.

On the ground floor a central hall leads to a good sized 'snug' and a study both with large windows looking out over the front garden. A lovely sitting room has bi-fold doors leading out onto the main garden. The kitchen is very well appointed with a central island, plenty of above and below counter storage with a feature polished granite work top. There is an open plan feel in the kitchen and there is plenty of space for kitchen table, bifold doors open up to the main garden. A ground floor WC and a utility room with outside door complete the ground floor.

Upstairs there are four double bedrooms and three bathrooms (two ensuite) three bedrooms have fitted storage. The principal bedroom is particularly impressive and there is a large fitted wardrobe on the landing.

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1,000Mbps are available. Estate charge of £500 per annum.

Tenure

Freehold

EPC Rating

C (80)

Outgoings

Council Tax Band: G

Size

2318sqft





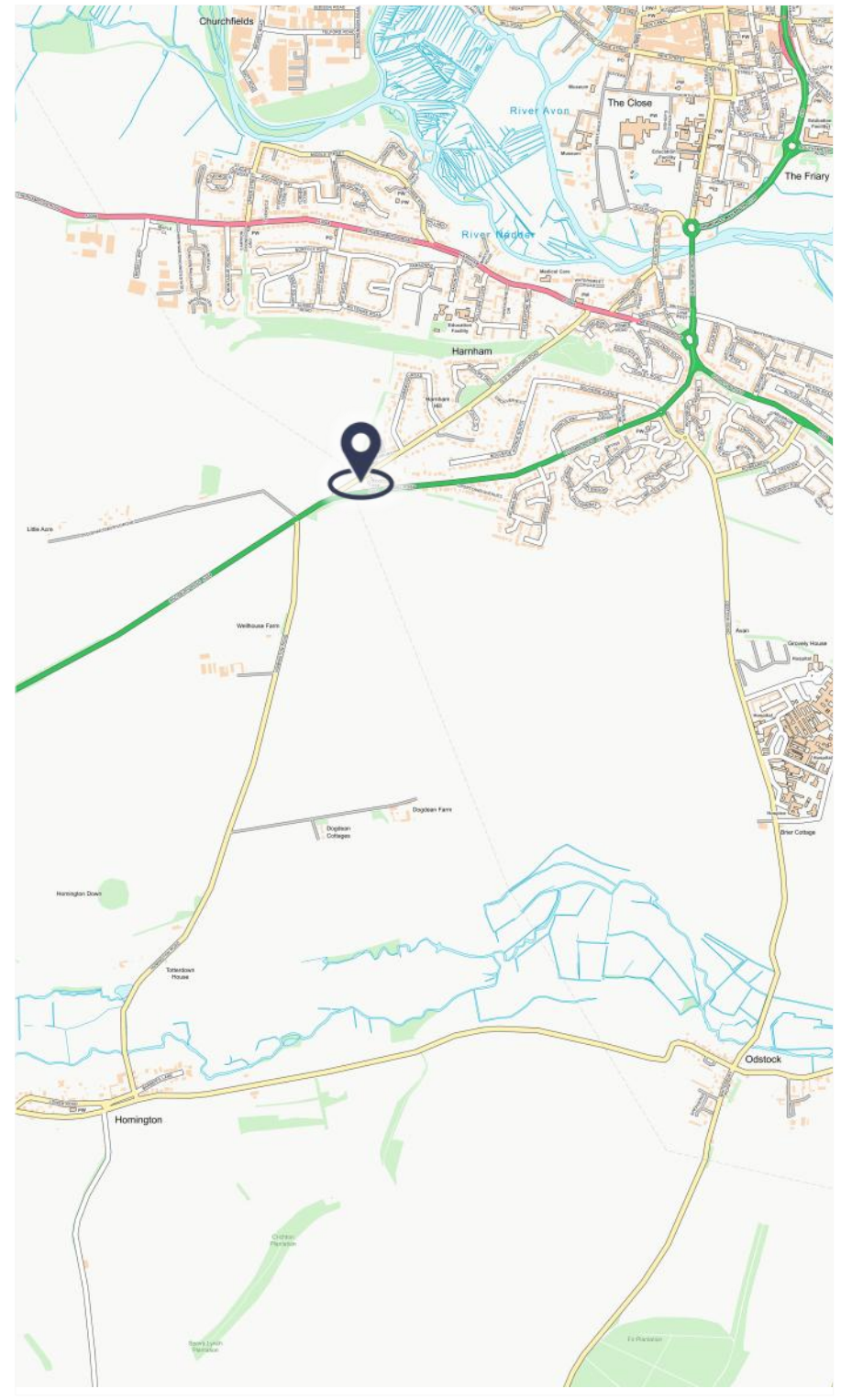
Outside

To the front of the property there is a small garden with feature plants and shrubs, a path leads across the front of the house and on to a pedestrian gate which opens through to the side of the property and the rear garden beyond. There is plenty of off road parking in front of the large double garage over a block paved drive. The main garden has well planted and maturing beds and there is a paved entertaining area directly outside the kitchen and main sitting room. A good quality astroturf has been laid to provide a low maintenance lawn.

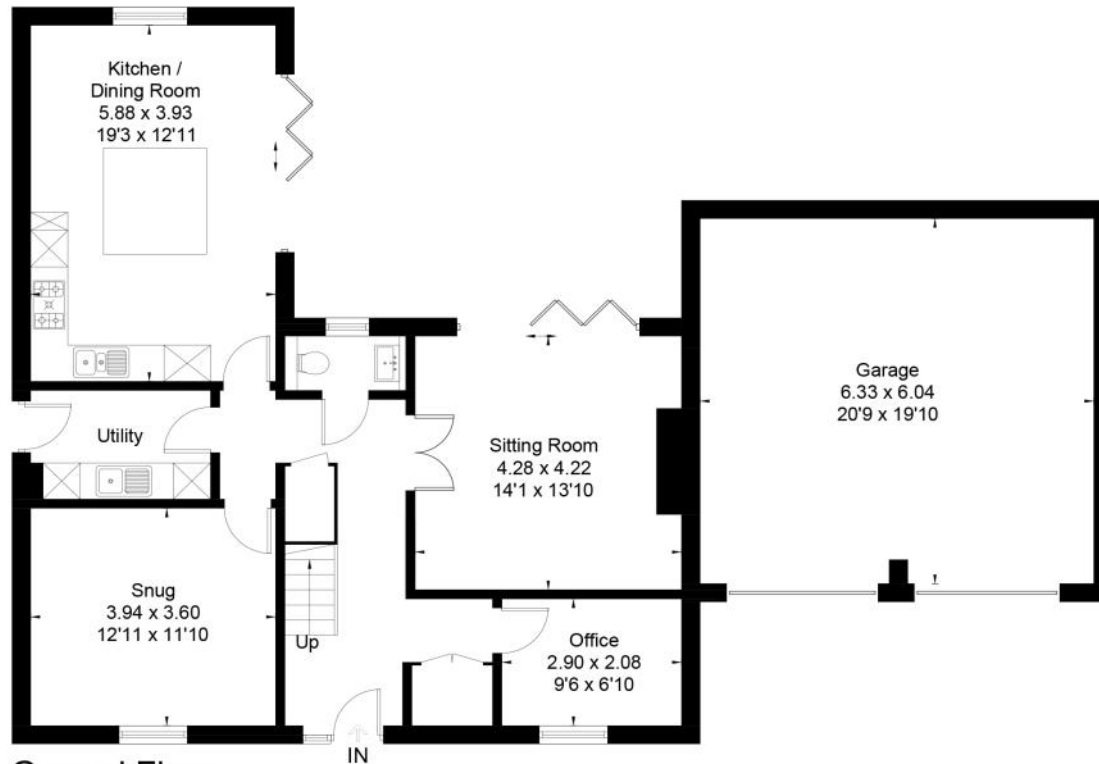
Location

Lywood Close is a small, high quality development of twelve detached houses built by Linden Homes in 2013, behind electric security gates. Situated in the highly desired suburb of Harnham on the Southern most side of Salisbury City Centre. Easily accessible from the property are Harnham Recreation Ground, the Town Path, Warres Trust Allotments at Parsonage Green, Harnham Community Sports & Social Club and Harnham Infant & Junior School. The city centre, train station and district hospital are all within a mile and a half of the property. Salisbury boasts a well thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys' and girls' grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

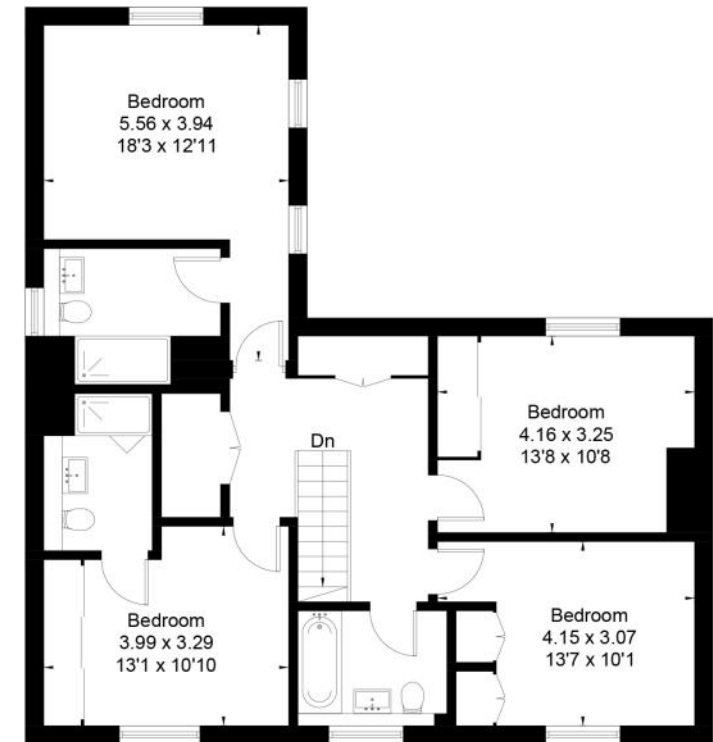




Approximate Floor Area = 177.0 sq m / 1905 sq ft
Garage = 38.4 sq m / 413 sq ft
Total = 215.4 sq m / 2318 sq ft



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 #88717

Disclaimer Notice

Myddelton & Major LLP and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



Call. 01722 337 575
Email. residential@myddeltonmajor.co.uk
Click. myddeltonmajor.co.uk
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

