

24 Norman Drive
Old Sarum





The Property

This stunning family home is located on the edge of this modern development, with an excellent outlook and private gardens 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 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 current vendors have remodelled the kitchen and dining rooms to create an open plan single room, dual-aspect sliding doors with integrated blinds open to showcase the superbly designed garden.

The original kitchen has been replaced with a high quality Magnet fitted kitchen with Quartz work surfaces, and central island with breakfast bar. Neff appliances, and Quooker tap compliment the seamless and modern look, concealed within the unit below the sink is a water softener. Karndean flooring with underfloor heating completes this open plan area.

There is ample room for a good size dining table at the other end of this room, perfect for entertaining.

In addition 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. There is a small utility room off the kitchen/ diner, a good sized study/family room and a well appointed cloakroom completing the ground floor.

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.

Tenure

Freehold

EPC Rating

C (79)

Outgoings

Council Tax Band: F

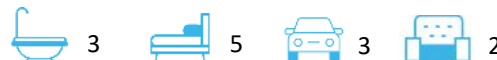
Size

2509sqft (total)

An immaculately presented, five bedroom family home set within a generous plot, with double garage

24 Norman Drive,
Old Sarum, Salisbury, SP4 6FP

Guide Price:
£725,000



- Immaculately Presented
- New Quality Fitted Kitchen
- Five Bedrooms
- Three Bathrooms
- Double Garage
- Landscaped and Private Gardens
- Ample Parking
- Built Ten Years Ago
- Generous Plot
- Development Edge Position









Outside

The double garage with two separate up and over garage doors provide plenty of room for two vehicles or can be used for storage, mains power is connected.

In front is plenty of driveway parking for three plus cars, and one EV charging point.

The enclosed, L-shaped rear garden is a real delight and unique in that it is enclosed by fencing, and tall shrubs to the rear, offering a high degree of privacy.

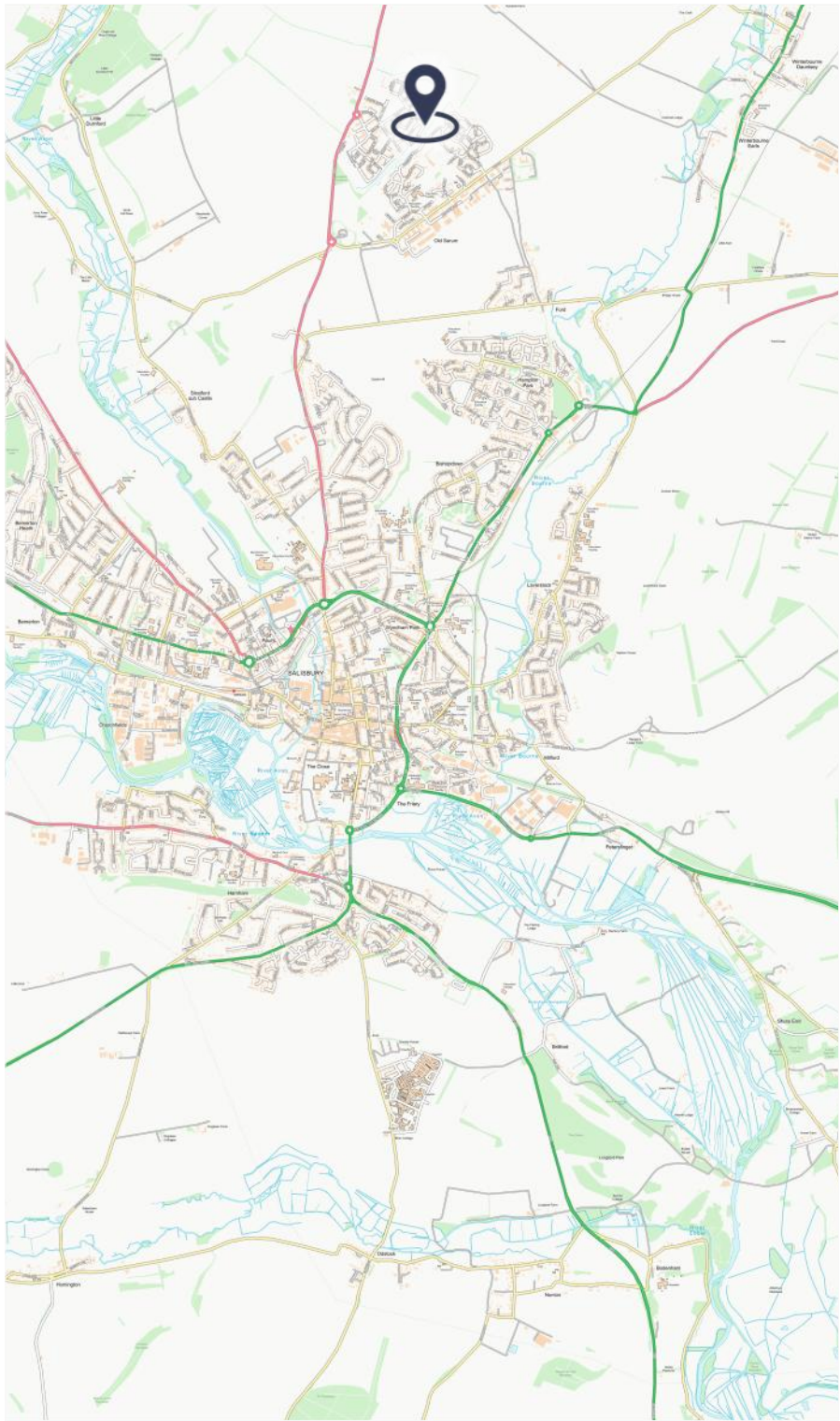
There is a delightful patio area off the kitchen/dining room leading to an outside Bar/BBQ. And gated access past the garage to the front. The remaining is predominantly laid to lawn/astro turf with various flower & shrub borders and small trees.

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.



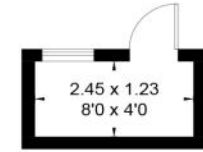


Approximate Floor Area = 202.3 sq m / 2177 sq ft

Garage = 27.8 sq m / 299 sq ft

Outbuilding = 3.1 sq m / 33 sq ft

Total = 233.2 sq m / 2509 sq ft



(Not Shown In Actual
Location / Orientation)



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 #95135

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