



Connells

Ladysmith
Gomeldon Salisbury



Property Description

Connells are delighted to bring to the market this detached dormer bungalow in Ladysmith, Gomeldon, Salisbury. Situated in a village location, this property sits in attractive wrap around gardens and offers a generous amount of accommodation. On the ground floor there is an entrance hall, lounge, dining room, kitchen and study plus a bedroom with en-suite bathroom. On the first floor there are three further bedrooms and a family bathroom. Outside there is a detached garage with inspection pit plus a workshop to the rear of the garage. The well maintained gardens wrap around the property and an "in and out" driveway give access to the front entrance and garage.

Gomeldon is approximately 6 miles north east of Salisbury and there is good access to the city via the A345. Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, restaurants, pubs & bars, a theatre, the arts centre, a cinema and state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth

A Dormer Bungalow

Entrance

Entrance via double glazed Upvc door leading to fully floor tiled hallway with two radiators and built in cloak cupboard, double cupboard housing water tank and shelving.

Lounge

18' 4" max x 13' 10" max (5.59m max x 4.22m max)

Two double glazed windows to front, patio doors to side, fireplace with gas fire and Aegean Limestone surround, radiator, ceiling coving, TV point, carpet flooring

Bedroom Four

10' 1" x 9' (3.07m x 2.74m)

Double glazed window to side, built in double wardrobe, radiator, door to bathroom

Bathroom

Two double glazed windows to rear, bath with wall mounted electric shower over, wash hand basin, WC, shaver point, radiator, part tiled walls

Dining Room

11' 10" x 10' 6" + recess (3.61m x 3.20m + recess)

Double glazed patio doors, built in cupboards, ceiling coving, radiator

Kitchen

13' 3" x 10' 10" (4.04m x 3.30m)

Double glazed window to side, fitted kitchen with wall and base units with work tops over, double oven with glass hob breakfast bar, space for washing machine, 1.5 bowl sink/drain, integrated dishwasher, part tiled walls, boiler cupboard

Utility Room (porch)

6' 9" x 4' 2" (2.06m x 1.27m)

Two Upvc windows plus Upvc door.

Study

10' 1" x 9' (3.07m x 2.74m)

Double glazed window to side, radiator, carpet flooring

Bedroom One

17' 5" x 13' 4" (5.31m x 4.06m)

Built in double wardrobes plus two large storage cupboards, two double glazed windows with view and two radiators, Carpet.

Bedroom Two

11' 11" x 8' 3" + built in cupboard (3.63m x 2.51m + built in cupboard)

Double glazed window to front, built in cupboard, radiator, carpet flooring

Bedroom Three

11' 11" x 6' 3" (3.63m x 1.91m)

Double glazed window to front, built in cupboard, carpet flooring, radiator

Bathroom

P shaped bath with mixer taps, shower, vanity wash hand basin, WC, shaver point, ceiling coving, radiator, heated towel rail, fully tiled walls

Outside

Garage

Generous "in and out" driveway with parking for three to four cars and garage with workshop to the rear. The garage has an up and over door, double glazed side door to garden and two double glazed windows to the side, power and lighting. The workshop has a double glazed door to the garden and double glazed window to the side, power and lighting.

Gardens

Wrap around gardens with mature shrubs and plants, lawned areas, summer house, raised pond, mature hedge boundaries, wrought iron gate from driveway.









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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/SAL306735



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Property Ref: SAL306735 - 0010