



Connells

London Road
Salisbury



Property Description

Connells bring to the market this beautifully presented home in London Road, Salisbury. The current owners have lovingly remodelled and improved the property and added a loft conversion to provide a stylish and generously proportioned family residence. A number of features to note are oak flooring and under floor heating throughout the ground floor, a Handmade Kitchens of Christchurch kitchen with integrated appliances, solar powered water heating, Hive heating system and loft conversion housing the master bedroom and separate bathroom.

The ground floor accommodation consists of a lounge with a fireplace containing a log burner, a large open plan family room/kitchen/diner with another log burner, bi-folding doors leading to the garden, a utility room, office and cloakroom. On the first floor there are three double bedrooms, a single bedroom and the family bathroom. The second floor is dedicated to the generously proportioned master bedroom and separate bathroom. To the front of the property lies a large block paved driveway with parking for four cars and an electric car charging point. The good sized rear garden provides two patio areas for relaxing and entertaining.

Ground Floor

Porch

Double glazed exterior door and double glazed interior door.

Hallway

Welcoming hallway with stairs to first floor, under stairs storage cupboards, door to lounge, door to family room

Lounge

11' 11" plus bay window x 12' 7" (3.63m plus bay window x 3.84m)

Large double glazed bay window to front, fire place with log burner, oak flooring with under floor heating.

Family Room//Kitchen/Diner

25' 8" max x 18' 10" max (7.82m max x 5.74m max)

Open plan comprising of family room with fireplace and log burner, oak flooring throughout with under floor heating, walk in pantry, Handmade Kitchens of Christchurch solid oak kitchen with Armac Martin solid brass handles incorporating an extensive range of cupboards and drawers with Dekton worktops, set back cupboard with bi-fold doors with continuation of Dekton worktop and electric points for small appliances, large fridge freezer, two full size self-cleaning ovens with slide & hide doors, microwave oven, double wine fridge, integrated bins, dishwasher, separate island with integral hob and large Industville light above, breakfast bar and cupboards underneath including pull out crockery drawer. Perrin and Rowe copper sink and brass tap, built in window seat with oak top and built in storage drawers to match kitchen, two double glazed windows to rear, double bi-fold doors to side.

Utility Room

9' 11" x 7' 11" (3.02m x 2.41m)

Butler sink, solid wood and oak Handmade Kitchens of Christchurch units, self contained boiler closet housing the underfloor heating and radiator controls, Hive system, boiler, hot water cylinder and solar thermal entry point. Space for washing machine & tumble drier, tiled floor, bespoke copper drying rails and matching towel rail and fold down hanging space, door to cloakroom

Cloakroom

Vintage vanity unit with sink, concealed cistern WC , reclaimed scaffold board shelving, bespoke copper pipe towel rail and toilet roll holder, Industville lighting.

Office

8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to rear, high ceiling with spotlights, oak flooring

First Floor

Bedroom Two

11' 11" plus bay window x 10' (3.63m plus bay window x 3.05m)

Double glazed bay window to front with bay shaped radiator below, feature wall with panelling effect, carpet flooring

Bedroom Three

12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window to rear, two built in double wardrobes with cupboards above, wood effect flooring, radiator

Bedroom Four

14' 7" x 8' 3" (4.45m x 2.51m)

Double glazed window to front, radiator, wood effect flooring, walk- in double wardrobe

Bedroom Five

7' 5" x 8' 5" (2.26m x 2.57m)

Double glazed window to front, radiator, carpet flooring

Bathroom

Double glazed window to rear, Jacuzzi whirlpool bath, walk in shower cubicle, concealed cistern WC, hand wash basin in vanity unit, part tiled walls, tiled floor, heated towel rail.

Second Floor

Master Bedroom

19' 5" max x 13' 5" (5.92m max x 4.09m)

Two double glazed sky lights, two cast iron radiators, double glazed doors to Juliet balcony, two wall lights, carpet flooring, loft storage in walls (insulated), partial restricted head height.

Bathroom

Double glazed window to rear, full wet room, shower with glass screen, large free standing bath, hand wash basin, Japanese style WC with washing facility, full size heated towel rail, tiled walls and floor.

Outside Parking

Generous block paved drive with parking for four cars, electric car charging point. Door to former garage which has been part converted leaving a 8' 04" x 4'03" storage space and containing solar hot water system and tap. Industville lighting to front and porch.

Rear Garden

Enclosed by fencing, large patio/entertainment with power and lighting, steps to raised lawn with path to additional covered patio area also with power and lighting, shed with power, gate to further garden area with another shed and log store.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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