



Connells

Elm Close
Laverstock Salisbury



Property Description

Offering to the market this beautifully presented, detached bungalow in Elm Close in the sought after area of Laverstock, Salisbury. The property offers a lounge open plan to the dining room, kitchen, three bedrooms and luxury four piece bathroom. A conservatory connects the property to an annexe with a bedroom, kitchenette and shower room, giving options for multi-generational/flexible living. To the rear is a private, enclosed low maintenance garden ideal for entertaining and relaxing. The generously sized front driveway has parking space for four vehicles. Elm Close is situated off Church Road and is conveniently placed for local schools, and is approximately 2.6 miles from the city centre.

Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. 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.

Entrance Hall

Doors to lounge, kitchen, bedrooms and bathroom. Loft hatch with fold down ladder, boarded loft and light.

Lounge

17' 3" x 12' 10" (5.26m x 3.91m)

Wood burning stove with mantle above and tiled hearth, tiled flooring, open plan to dining room. Front aspect.

Dining Room

10' 11" x 8' 10" (3.33m x 2.69m)

Tiled floor, patio doors to conservatory.

Kitchen

Comprising wall and base units with work surfaces over, stainless steel one and a half bowl sink drainer, with mixer taps, raised double oven, gas hob with extractor over, spaces for dishwasher and fridge freezer, 2 built in cupboards. Window and door rear aspect,

Conservatory

19' 4" x 11' 3" (5.89m x 3.43m)

Part brick construction with doors to garden, annex. Front aspect.

Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m)

Built in wardrobe. Rear aspect.

Bedroom Two

12' 6" x 9' 7" (3.81m x 2.92m)

Built in wardrobe. Front aspect.

Bedroom Three

11' 6" x 7' 8" (3.51m x 2.34m)

Front aspect.

Four Piece Bathroom

Luxury four piece bathroom with contemporary free standing bath with mixer tap, large shower unit, wash hand basin with vanity unit below, WC, down lighters, heated towel rail, fully tiled floor and walls. Rear aspect.

Annex

Bedroom/ Kitchenette

15' 4" max x 14' 9" max (4.67m max x 4.50m max)

Kitchenette: Comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, space and plumbing for washing machine. Window and door to conservatory.

Bedroom: Space for bedroom furniture, door to en-suite, double doors front aspect. Loft hatch with ladder, boarded loft and light.

En-Suite Shower Room

Comprising of walk in shower, wash hand basin, WC, heated towel rail. Front aspect.

Outside

Rear Garden

Private low maintenance garden enclosed by fencing and mature shrubs, adjacent to the conservatory is a block paved patio ideal for relaxing and entertaining, artificial turf lawn. To the rear is a large wooden outbuilding offering covered patio area currently housing a hot tub, storage shed featuring integral storage, power and light.

Front Garden

Edges with fencing and brick walls with mature tree and gravelled area and room for a garden bench and pots.

Driveway

Extensive block paved driveway to the front and side with room for four vehicles.

Solar Panels

There are solar panels installed at this property.









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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