



Connells

Church Road
Laverstock Salisbury

Church Road
Laverstock Salisbury SP1 1RB

for sale
£600,000



Property Description

A rare opportunity to purchase a generously proportioned detached house with extensive mature gardens in the highly sought after area of Laverstock, Salisbury. The property is situated approximately 3 miles from the centre of the historic city of Salisbury which offers a variety of shopping, entertainment and cultural facilities and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. There are also direct rail links to London Waterloo, Southampton and Bristol.



Entrance Hall

Access to cloakroom, lounge/dining room, kitchen, utility room.

Lounge/Dining Room

23' 10" max x 23' 10" max (7.26m max x 7.26m max)

L shaped room, brick fireplace, door to office, side aspect, patio doors to rear garden

Kitchen

22' 4" x 10' 6" max (6.81m x 3.20m max)

Comprising wall and base units with work surfaces over, stainless steel sink/drainers unit with mixer taps, built in oven, inset gas hob, space for dishwasher, space for fridge, stairs to first floor landing, rear aspect.

Office

26' x 8' 10" (7.92m x 2.69m)

Two sky light windows, dual aspect to side and rear.

Cloakroom

Comprising a WC and wash hand basin.

Utility Room

Fitted base units with work surfaces over, space for washing machine, loft access, front aspect.

Boiler Room

10' 1" x 3' 7" (3.07m x 1.09m)

Door to kitchen, stable door to rear aspect.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m)

Built in wardrobes, side aspect.

Bedroom Two

11' 10" x 10' 10" max (3.61m x 3.30m max)

Built in wardrobes, front aspect.

Bedroom Three

11' 7" x 10' 5" (3.53m x 3.17m)

Dual aspect to side and rear.

Five Piece Bathroom

11' 4" x 7' (3.45m x 2.13m)

Comprising a panel enclosed corner bath, double shower cubicle, wash hand basin, WC and bidet.

Outside

Front Garden

Mostly laid to lawned area with gated access to the front and pathway leading to front door.

Rear Garden

This extensive attractive garden is mostly laid to lawn with patio area near the rear of the house for relaxing and entertaining, raised brick beds with mature planting, mature trees, shed adjoining double garage.

Detached Double Garage

Detached double garage with two "up and over" doors, door to rear garden

Parking

Driveway parking for at least three vehicles.









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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EPC Rating: D

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Tenure: Freehold



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