





Property Description

Offering to the market this beautifully presented semi-detached house in the sought after location of Sunnyhill Road, Salisbury. The property, which has been extensively renovated by the current vendors, offers a stunning open plan kitchen and dining room which is linked by sliding doors to the lounge. On the first floor are three bedrooms and a contemporary four piece bathroom. The rear garden benefits from a patio area ideal for entertaining and al-fresco dining. There is also a useful garden room/office. The property also has a garage and driveway. Sunnyhill Road is a sought after residential area just off Castle Road and just over 1.3 miles to the city centre.

Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, a cinema and renowned 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, Southampton and the West Country.

Entrance Hall

Door to kitchen/dining room, under stairs cupboard, stairs to first floor, window side aspect

Lounge

13' 5" x 12' 4" (4.09m x 3.76m)

Media wall with inset log effect fire, sliding doors to dining room, bay window front aspect.

Dining Room

13' 10" x 11' 3" (4.22m x 3.43m)

Open plan to kitchen, patio doors to garden

Kitchen

7' 10" x 10' 2" (2.39m x 3.10m)

Comprising wall and base units with work surfaces above, sink drainer with mixer tap, raised and built in double oven, island with inset hob and extractor unit above, drawer units and breakfast bar. Down lighter spots, window rear aspect, door to side aspect.

Landing

Doors to bedrooms, bathroom and cloakroom.
Window side aspect.

Bedroom One

14' 4" x 10' 4" (4.37m x 3.15m)
Bay window front aspect

Bedroom Two

14' 4" x 11' 3" (4.37m x 3.43m)
Window rear aspect

Bedroom Three

7' 10" x 8' 8" (2.39m x 2.64m)
Window rear aspect

Four Piece Bathroom

Comprising panel enclose bath with mixer tap and hand held shower attachment, double walk in shower with thermostatic shower with rainfall and hand held attachment, pedestal wash hand basin,

Outside

Rear Garden

Garden fully enclosed by contemporary fencing. Large patio adjacent to the patio doors ideal for relaxing or al-fresco dining, steps to further raised patio. Access to garden room/office.

Garden Room/Office

Dual aspect with windows to rear and side, patio doors. Power and lighting. Water supply and drainage for washing machine.

Front Garden

Lawned garden with fence boundary. Borders with mature shrubs and plants.

Parking

Driveway parking for two cars

Garage

Detached garage with roller door, power and light. window rear aspect.









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 Council Tax
 Band: D

Tenure: Freehold

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