



Glen Esk Rollestone Road, SALISBURY SP3 4HG

welcome to

Glen Esk Rollestone Road, SALISBURY

Three Bedroom Semi- Detached Thatched House with Annex in Shrewton. Elegant charm with modern living.

Viewing is recommended.



Front Garden

Laid to lawn with generous driveway

Entrance Porch

Tiled flooring, dual aspect windows

Entrance Hall

Oak flooring, under stair storage

Lounge

20' 1" x 12' 1" (6.12m x 3.68m)

Oak flooring, dual aspect double glazed windows, two vertical radiators, French doors to front garden

Kitchen/Dining

25' 1" x 22' 1" (7.65m x 6.73m)

The kitchen has a tiled flooring with a front aspect double glazed window, range style electric cooker space for dishwasher, fridge/freezer

Utility Room

5' 4" x 3' 1" (1.63m x 0.94m)

Tiled flooring space for washing machine and tumble dryer

Kitchen/Dining

25' 1" x 22' 1" (7.65m x 6.73m)

The kitchen has a tiled flooring with a front aspect double glazed window, range style electric cooker space for dishwasher, fridge/freezer. The dining area has oak flooring and French doors going out onto one of the patio areas.

Landing

Carpet, rear aspect double glazed window, hatch to attic

Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m)

Carpet, radiator, dual aspect double glazed windows

Bedroom Two

10' 1" x 13' 1" (3.07m x 3.99m)

Vinyl flooring, dual aspect double glazed windows radiator,

Bedroom Three

12' 1" x 7' 8" (3.68m x 2.34m)

Vinyl flooring, side aspect double glazed window, radiator

Family Bathroom

Fully tiled four piece luxury bathroom, separate bath and walk-in shower, wash hand basin with vanity, heated towel rail

Downstairs Cloakroom

Tiled flooring, radiator, rear aspect double glazed window, Worcester Bosch boiler (brand New), w/c and hand wash basin

Annex

Full planning was submitted and granted, this cannot be used for the purposes of Air b&b

Front Garden

Decking area and shed

Lounge/Kitchen

12' 4" x 14' 6" (3.76m x 4.42m)

Laminated flooring, patio door leading to the decking area, full kitchen with pantry.

Bedroom

7' 1" x 8' 9" (2.16m x 2.67m)

Laminated flooring, front aspect double glazed window, storage under bed, walk-in wardrobe

Bathroom

Plunge bath, sink with vanity, w/c, heated towel rail, rear aspect double glazed window, tiled flooring, own heating system

Agents Notes

The house has been fully repainted inside and out; all oak floors have been sanded and high grade matt lacquer for protection had been added. Roof ridge was done in 2021. Worcester Bosch boiler was replaced in 2024



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welcome to

Glen Esk Rollestone Road, SALISBURY

- Stunning Three Bedroom House
- Large Front and Rear Gardens
- Separate Self Contained Annex
- Close to Amenities and Schools
- Close to A303

Tenure: Freehold EPC Rating: D

Council Tax Band: E



£600,000

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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