



11 Silverwood Drive, Laverstock, Salisbury, Wiltshire, SP1 1SH

Jordan &
Mason

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£515,000 Freehold

Brief Property Description

This modern detached house has lovely far-reaching views, at the rear, over Laverstock Down and provides for an excellent, bright and airy family home featuring a very pretty and well stocked garden with direct access to the delightful Down. Overall, the generous accommodation, which benefits from gas central heating and double glazing, includes an entrance lobby with separate sitting and dining rooms - both leading into the kitchen, on the ground floor. Upstairs, off the landing, there is a modern family bathroom and there are two double and two single bedrooms, the former with built-in wardrobes and the latter two particularly having the view. From the sitting room a door, with steps down, leads into a Boot room with doors to the rear garden and into a single garage.

The Location and nearby Facilities

This well-presented property is situated within the heart of this large and well served village on the north-eastern side of the cathedral city of Salisbury. Laverstock has an excellent and active community with good local amenities which include a general store, takeaway outlets, public house, football and social club, St Andrews church and primary and secondary/Academy schools. Public transport is available from the village green giving direct access to Salisbury city centre. Laverstock is also popular with outdoor enthusiasts including dog walkers who can access Laverstock Down and Panda Hill easily from this property's position.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	80	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Postcode;
SP1 1SH

Directional note:

Leave Salisbury via Milford Street and continue onto Milford Hill. At the top of the hill bear left passing Godolphin girls' school on the right-hand side. Continue to the bottom of this hill and bear right beneath the railway arch toward Laverstock. Continue along this road into the village, passing the village green and the church on your left. At the mini roundabout exit right into Woodland Drive and continue up the hill. At the T junction turn left and follow the road round into Silverwood Drive and this property can be found after a short distance on the left-hand side.

Council Tax Band: E

Property reference:
00003519

Viewings:

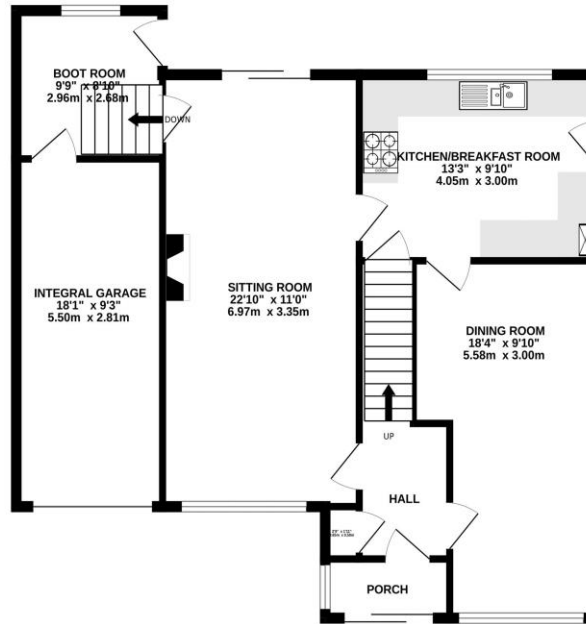
By Appointment only with Jordan & Mason 01722 441 999

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Wiltshire
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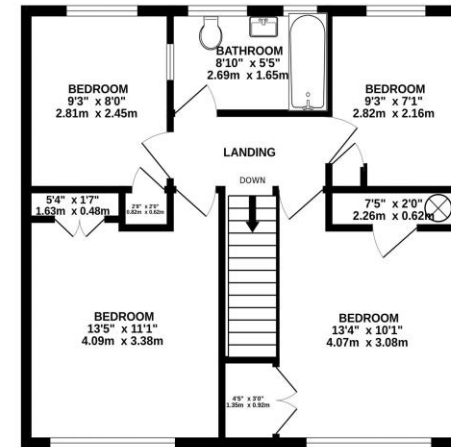
Here to help....

Local agent: Kyla Scougall
01722 441 999
ks@jordanshomes.co.uk

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



11 SILVERWOOD DRIVE, LAVERSTOCK, SALISBURY
TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)



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