



70 Sherbourne Drive, Old Sarum, Salisbury, Wiltshire

Jordan &
Mason

70 Sherbourne Drive, Old Sarum, Salisbury, Wiltshire, SP4 6GA

An outstanding four-bedroom detached family house situated within a pleasant enclave towards the periphery of this popular and convenient edge of city development. Well-stocked gardens and extended conservatory and side porch.



ACCOMMODATION & FEATURES

- Superb four bedroom detached house
- Pleasant enclave on edge of development
- Conservatory and side porch extension
- Double garage
- Impressive sitting room with dual aspect
- Kitchen/breakfast room
- Separate dining room
- Ensuite facilities
- Ample off-road parking
- Pleasant outlook



The Property

The property comprises a cleverly designed and pleasantly situated four bedroom detached house which is situated on this prime modern development and within a pleasant enclave of two properties. The house has been extended with a conservatory and side porch giving practical access. On the southern side there is a detached double garage which has ample parking and good ambient street lighting. The accommodation has a generous sitting room with dual aspect and feature bay window to front, separate dining room, kitchen/breakfast room, downstairs W.C. On the first floor there are four well appointed bedrooms with the principal bedroom benefiting from an ensuite shower room. In addition to this there is a main bathroom. As one would expect of the property's age, there is gas central heating, double glazing and neutral colour schemes broadly found throughout. Viewing of this well appointed property is highly recommended.

The Location

The house sits proudly within a pleasant enclave on the northern edge of this popular and well served modern development. Old Sarum is approximately 3 miles to the north of the centre of the cathedral city of Salisbury and well located for access and local amenities. These include a cooperative general store, primary school, commercial centre including Old Sarum flying club. Public transport gives access to the city centre with the bus stop being located nearby.





Outside

At the front of the property there is a well landscaped and low maintenance area enclosed by brick walling and wrought iron fencing. To the side of the property there is a double width driveway providing off-road parking and this leads to a double garage. There is side access to the

porch and a second side gate to the side of the garage which is a useful storage area from bins and discreet storage. The homeowners clearly have green fingers and an eye for detail. The gardens and borders have been planted with a whole host of shrubs, flowers and trees giving a very pleasant atmosphere and many areas of interest. Towards the rear of the conservatory there is a patio and this has a walled garden feel.



SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





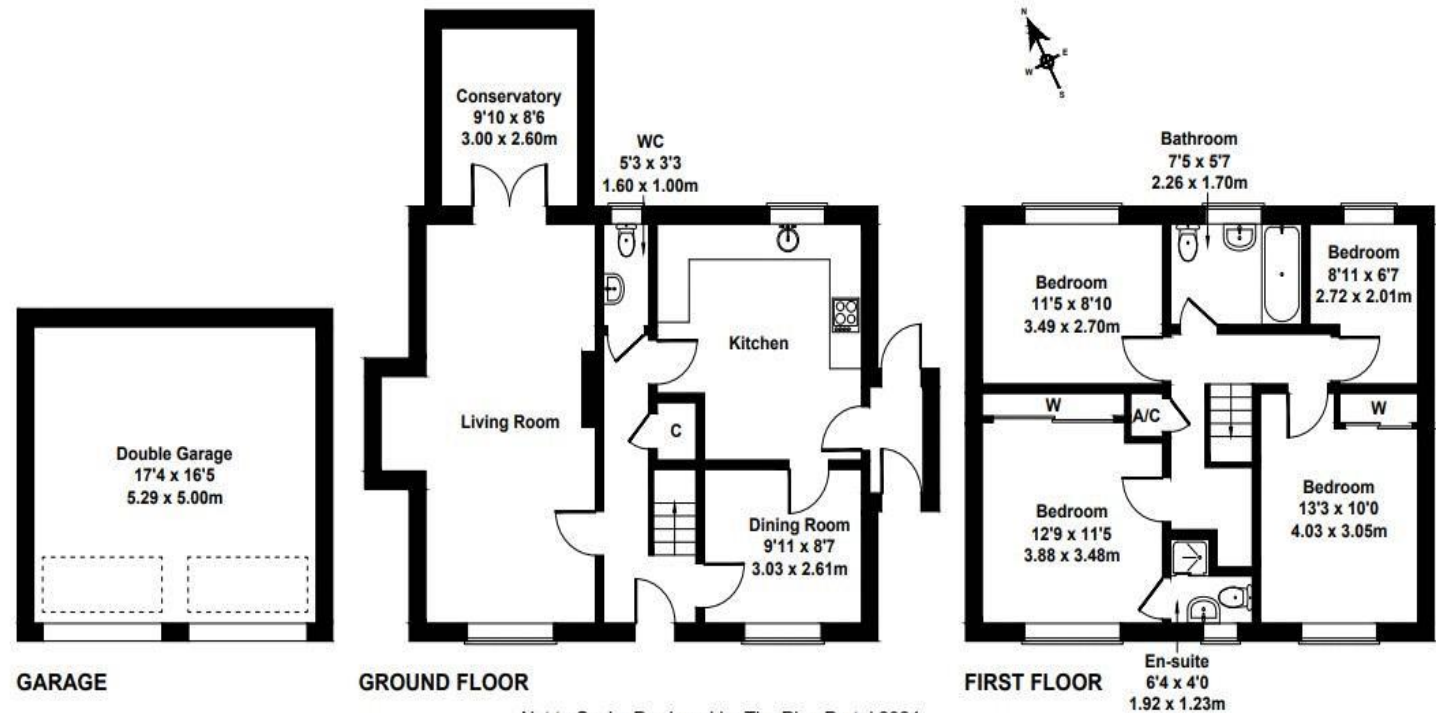
Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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DIRECTIONS

Leave Salisbury via Castle Road and proceed out of the city in a northerly direction. Continue passing the Castle Road cooperative, Salisbury Rugby football club, Hudsons field and the public house of Old Sarum. Continue over this hill to the Beehive roundabout taking the third exit towards Old Sarum. Continue to the second roundabout and straight over. Turn left just before the cooperative general store into Sherbourne Drive and follow this road as it meanders to the edge of the development. After a short distance the property can be found upon the right-hand side.

Approximate Gross Internal Area
1593 sq ft - 148 sq m



Not to Scale. Produced by The Plan Portal 2024
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Salisbury

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Jordan & Mason