

VENDITUM

RESIDENTIAL SALES

EST. 2004



Lorenzo South Street

Salisbury, SP5 5DH

£525,000



A spacious semi-detached house, dating back to the 18th century with recent extensions. The property is in excellent order with oil fired central heating and double glazing, there is an attractive raised south facing garden with storage sheds and greenhouse as well as an integral garage and private parking. Buyers will note a generous level of flexible accommodation which can only be appreciated by a viewing. Lorenzo is located in the centre of the village with its excellent facilities. These include the village hall, church, hub/shop, public house, primary school and recreation ground. There is a good local bus service through the village between Salisbury (8 Miles) and Shaftesbury (12 miles).



Directions

From Salisbury proceed South along the A354 Blandford Road to Coombe Bissett. Turn right here for Bishopstone and Broadchalke and proceed into Broadchalke. Turn left opposite the Queens Head and follow the road round to the right and you will see Lorenzo on the left just past the village hall.

Reception Hall

Stairs off. Radiator.

Cloakroom

Wash basin, WC.

Sitting Room 17'2" x 10'9" (5.25m x 3.30m)

Generous room with exposed brick chimney with inset log burner, ceiling beams, wall lights and radiator. Opening to dining room.

Dining Room 11'3" x 8'0" (3.43m x 2.46m)

Double glazed window overlooking the rear garden, radiator, wall lights and wooden style flooring. Glazed bi-fold doors to kitchen/breakfast room.

Kitchen/Breakfast Room 20'8" max x 12'4" (6.31m max x 3.76m)

Extensive range of gloss wall and base units with beech worksurface over. Inset Belfast sink with mixer tap, inset gas hob with extractor hood, eye level double oven, plumbing and space for dishwasher and fridge/freezer. Oil fired Rayburn, tiled splashbacks, island unit, ceiling spotlights and wooden style flooring. The breakfast area is a lovely light and airy space with double glazed doors overlooking the rear garden, vaulted ceiling with Velux windows. Ceiling spotlights, wooden style flooring and part glazed bi-fold door.

Side Passage

Door to garden and garage.

Utility Room

Range of storage cupboards, space for fridge and freezer, plumbing for washing machine, Grant oil fired boiler, wall cupboards.

Landing

Access to loft with ladder. Large airing cupboard with lagged hot water tank and immersion tank.

Bedroom One 18'6" max x 9'10" (5.65m max x 3.01m)

Extensive range of wardrobes and cupboards, wash basin, shelving.

Bedroom Two 12'9" x 11'9" (3.89m x 3.60m)

Wardrobe, radiator, wash basin.

Bedroom Three 12'7" x 8'7" (3.86m x 2.63m)

Wardrobe. Radiator.

Bedroom Four 11'0" x 7'10" (3.36m x 2.41m)

Wardrobe, radiator.

Bathroom

Panelled bath, shower cubicle, wash basin, bidet, WC, cupboards, shelving.

Integrated Garage 18'11" x 11'4" max (5.78m x 3.46m max)

Electric up and over door, work bench, shelving.

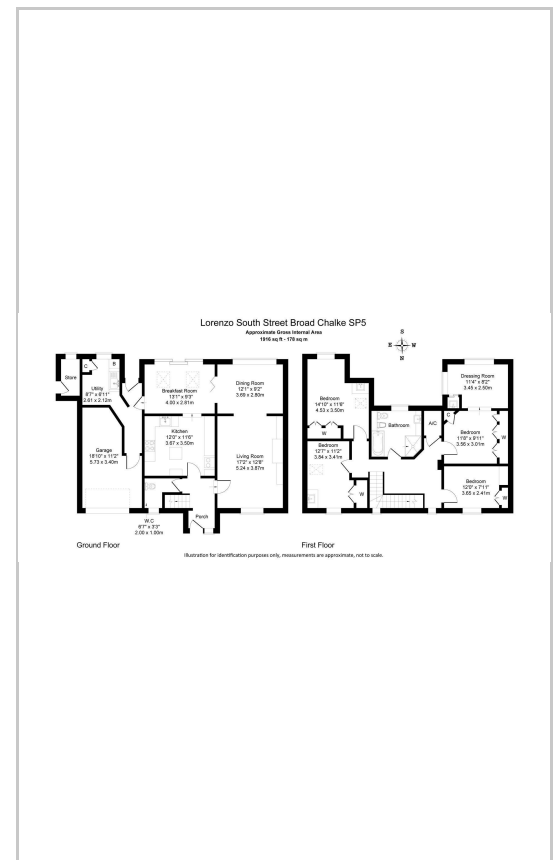
Outside

Parking to the front. Side access to south facing rear garden with patio, steps leading up to lawn with pond, flowerbeds, sheds, barbeque area and roses.

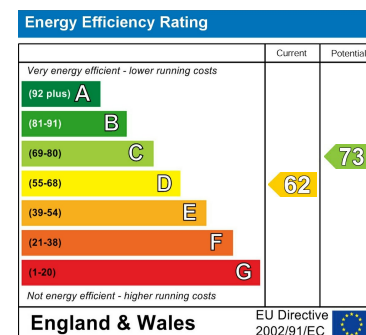
Area Map



Floor Plans



Energy Efficiency Graph



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