

VENDITUM

RESIDENTIAL SALES

EST. 2004



Almay Butts Hill

Salisbury, SP3 4LQ

£370,000



Almay is a beautiful and well presented detached bungalow, positioned to take full advantage of its far reaching countryside views. This adaptable three bedroom home offers a surprising amount of space, with a layout that suits a wide range of lifestyles. The addition of two double glazed conservatories creates light filled areas that are perfect for relaxing, entertaining or simply enjoying the garden and open rural outlook.

The current owner has carried out thoughtful upgrades throughout, including a refitted kitchen, a generous utility room, and a modernised bathroom. The oil fired boiler has been replaced recently, PV panels have been installed, and the property benefits from full double glazing and central heating. The home is in excellent order, yet still offers scope for further extension or remodelling, with planning permission already approved.

Outside, Almay enjoys a large driveway with parking for multiple vehicles, a private front garden with deck and a rear garden that opens onto beautiful farmland views. The setting is peaceful and appealing, just a few metres from a play park and countryside walks in the popular village of Stapleford. Wilton and Salisbury are only a short drive away, with a reliable bus route also serving the village, making the location both quiet and convenient.

An internal viewing is strongly recommended to appreciate the space, flexibility, and setting that Almay offers



Directions

Proceed on the A36 to Stapleford turning right on to Berwick Road. Follow the road for a short time passing Hillside on your left where Almay can be found on your right.

Covered Entrance Porch

Tiled floor.

Front Door to:

Entrance Hall

Double glazed window to front aspect.

Kitchen 10'4" x 6'4" (3.15m x 1.95m)

Attractive refitted range of wall and base units with worksurface over. Inset electric hob with extractor hood over and double oven under. Integral serving fridge, space for washing machine and dishwasher. Inset sink with mixer tap, double glazed window to side aspect.

Sitting Room 15'10" x 12'1" (4.85m x 3.7m)

Opening and double glazed window to conservatory, two radiators, air conditioning unit and wooden style floor.

Conservatory 13'1" x 9'6" (4m x 2.9m)

Quality construction with double glazed elevations and roof. Radiator, air conditioning unit, power and light.

Inner Hallway

Access to loft space, radiator and tiled floor.

Utility Room 8'8" x 7'0" (2.65m x 2.15m)

This very useful space provides a fantastic partner to the kitchen with a refitted range of wall and base units. Floor mounted oil fired boiler, power and light, door and double glazed window to front garden.

Bedroom One 12'3" x 9'4" (3.73m x 2.84m)

Double glazed window to rear aspect with lovely countryside views. Radiator.

Bedroom Two 10'10" x 7'11" (3.32m x 2.42m)

Opening to second conservatory, radiator. Cupboard

Second Conservatory 8'6" x 7'2" (2.6m x 2.2m)

Quality double glazed elevations and roof, door to side. Views to the rear.

Bedroom Three 11'5" x 7'8" (3.5m x 2.35m)

Double glazed window to rear with countryside views, radiator, built in wardrobe cupboard.

Bathroom

Beautifully refitted suite comprising push button WC, wall hung vanity basin and shower enclosure with electric shower unit and wet wall splashbacks. Tiled walls and floor, heated towel rail and obscure double glazed window.

Outside

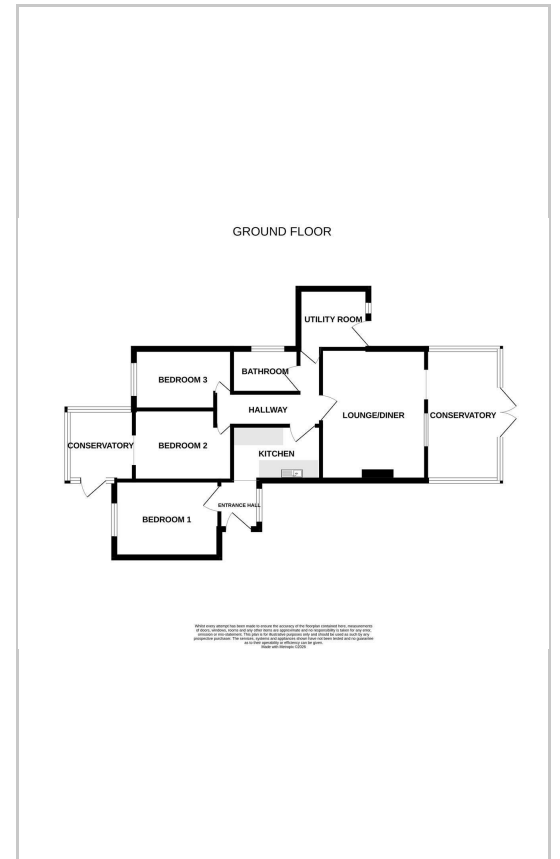
The property is approached by a particularly long concrete driveway which can accommodate 3-4 cars. A pathway leads to one side of the bungalow whilst a gate leads to the enclosed and private front garden. The front garden is very well enclosed by high level wooden fencing with an array of mature planting creating great privacy. Predominantly laid to lawn with raised patio area with screened oil tank, steps lead down to a further paved area with door to the utility room.

To the rear is a raised paved area providing a fantastic space to enjoy the views beyond. This area stretches around one side of the bungalow where a functional terraced area of garden can be found, laid to gravel and providing space for garden sheds.

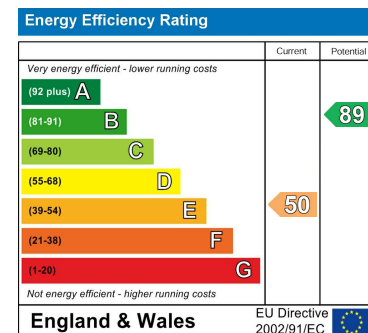
Area Map



Floor Plans



Energy Efficiency Graph



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