67 East Gomeldon Road, Gomeldon, Salisbury, Wiltshire, SP4 6LT

Guide Price £725,000 Freehold

Exceptionally spacious family home set in a plot of circa 0.3 acres, together with ample parking and double garage.

Description
Exceptionally spacious detached family home built approximately one metre wider than similar properties, set in a large plot of circa 0.3 acres, together with parking for numerous vehicles and a double garage, in a sought after village on the northeast of Salisbury. There are two useful outside rooms a conservatory and the base for a further building at the top of the garden. The house is offered in good order throughout together with double glazing and oil-fired central heating. The vendor is suited.
Gomeldon has a very good local school and is half a mile to the local shop. Salisbury is a further 4 miles.

Property Specifics
The accommodation is arranged as follows:

Entrance Porch
Glazed door to hall.

Hall
Cupboard housing Grant oil-fired boiler for heating and hot water. Understairs storage space with full height cupboard to side.

Cloakroom
Low level WC and wash hand basin.

Sitting Room
Double aspect, ornamental brick fireplace with recess for electric fire. TV point.

Dining Room
Double doors to conservatory.

Kitchen
Extensive range of worktops with base and wall mounted cupboards and drawers, stainless steel sink unit with mixer tap, double built-in oven with electric hob and hood over, built-in dishwasher, space and plumbing for washing machine, breakfast bar, further work surfaces with cupboards and drawers, display cupboards, tiled splashbacks, door to:

Conservatory
Double doors to garden. Glass anti-glare roof, tiled floors.

Landing
Hatch to loft space. Deep shelved linen cupboard with radiator, further double storage cupboard.

Bedroom One
Deep built-in wardrobe. Glazed door to:

En-suite Shower Room
Corner shower cubicle, thermostatic mixer shower, panelled bath, low level WC, wash hand basin, part-tiled walls.

Bedroom Two

Bedroom Three

Bedroom Four
Triple aspect room.

Family Bathroom
Panelled bath with mixer tap and shower tap, part-tiled walls, low level WC, wash hand basin.

Outside
Long gravelled driveway with ample parking for numerous vehicles leading to the double garage with trees and lawn to side. Steps and pathway to front door with retaining brick walls. Oil tank. The rear garden has a large paved terrace which leads to a lawn with stone edged borders, shrubs, conifers and trees. The rear of the garden has foundations for an outbuilding. Outside water tap. The plot extends to about 0.3 of an acre.

Outbuildings
There are two rooms constructed from cavity wall blocks with timber cladding. Double glazing, power and light. Outbuilding 1: 2.66m x 2.4m Outbuilding 2: 2.4m x 1.58m

Double Garage 18'6" x 18'0" (5.66m x 5.49m)
Double electric remote doors, roof storage space, heater points, light and power, roof storage space, pedestrian door to side.

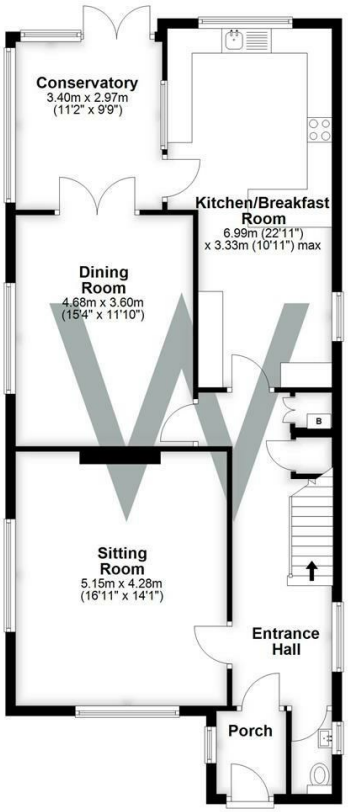
Services
Mains water and electricity are connected to the property. Mains drainage. Oil-fired central heating.

Outgoings
The Council Tax Band is ‘E’ and the payment for the year 2024/2025 payable to Wiltshire Council is £2759.75.

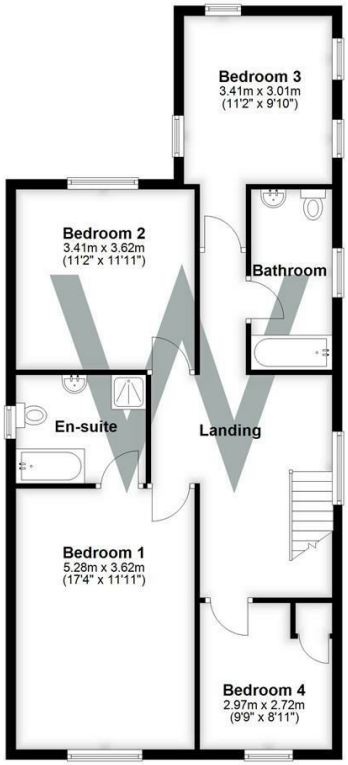
Directions
From Salisbury take the A338 and proceed through the Winterbournes. Turn right after Winterbourne Gunner to Gomeldon. At the top of the hill turn right, proceed under the railway bridge and number 67 will be seen on the left hand side.

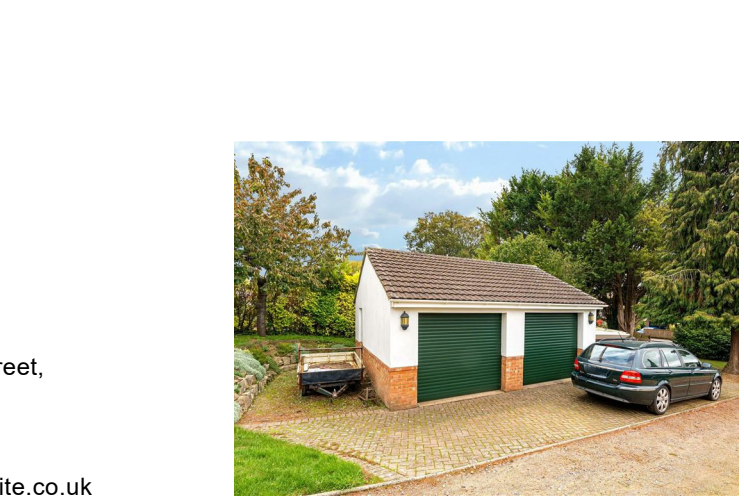
WHAT3WORDS
What3Words reference is: ///disclose.headboard.degree

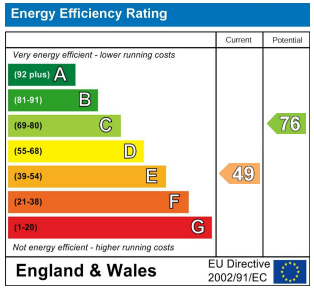
Ground Floor
Approx. 90.2 sq. metres (971.3 sq. feet)



First Floor
Approx. 83.2 sq. metres (895.0 sq. feet)







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