VENDITUM

RESIDENTIAL SALES

EST. 2004



4 Sunnyhill Road

Salisbury, SP1 3QH

£525,000

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A deceptively substantial detached property offering an exceptional level of accommodation, only appreciated by a visit. 4 Sunnyhill Road is offered for sale in generally good order but could benefit from some modernisation and improvement. Accommodation comprises entrance hall, sitting room, dining room, utility room, five bedrooms, two bathrooms and cloakroom. Outside the property has a generous front garden and driveway parking for several vehicles. The attractive rear garden is flat and well enclosed, with huge amounts of potential. Located in one of Salisburys most sought after locations the property falls within highly sought after school catchments and is within walking distance of a useful convenience shop, bus stops and parks. Salisbury city centre is also within easy reach. More details and photos to follow.







Entrance Hall
Stairs to first floor with double glazed window to side. Radiator and full height storage cupboard.

Sitting Room 11'11" x 12'3" into bay (3.65m x 3.75m into bay)
Double glazed bay window to front aspect, double radiator. Laminate floor and borrowed light window.

Dining Room 11'11" x 11'9" (3.65m x 3.6m)
Semi open-plan to kitchen. Double radiator and open fireplace, laminate flooring.

Kitchen/Dining Room 19'8" x 14'1" reducing to 9'8" (6m x 4.3m reducing to 2.95m)
Matching rnage of wall and base untis with worksurface over. Inset gas hob with extractor hood and double oven under, plumbing and space for dishwasher. Inset twin bowl stainless steel sink unit with mixer tap, tiled splashbacks, ceiling spotlights, radiator and double glazed windows to side and rear aspect. Double glazed doors to garden and door to:

Study 8'6" x 4'9" (2.6m x 1.45m)
Internal room with range of shelving and full height cupboard housing Glow Worm boiler.

Utility 9'0" x 6'6" max (2.75m x 2m max)
Worksurface with plumbing and space for washing machine. Further undercounter utility spaces, inset sink, tiled floor and double glazed door to side.

Cloakroom
Low level WC, wash hand basin.

First Floor Landing
Access to loft space, obscure double glazed window to side and full height linen cupboard.

Bedroom One 13'9" x 11'11" (4.2m x 3.65m)
Double glazed window to front aspect, double radiator and picture rail.

Bedroom Two 11'3" x 10'5" max (3.45m x 3.2m max)
Double glazed window to rear aspect and radiator.

En-Suite - White push button WC, pedestal basin and tiled shower enclosure. Tiled walls and floor, radiator, ceiling spotlights and extractor fan.

Bedroom Three 10'5" x 8'2" (3.2m x 2.5m)
Double glazed window to rear aspect and radiator.

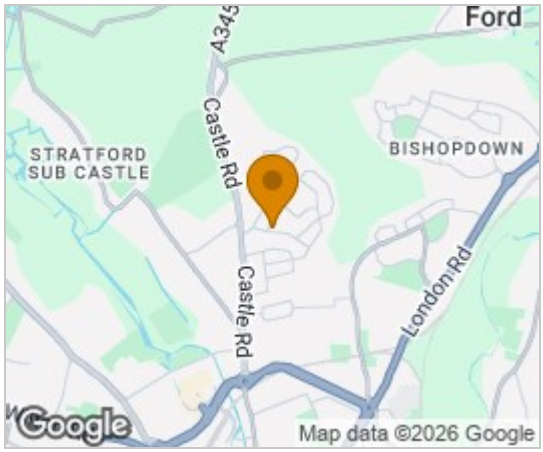
Bedroom Four 8'6" x 8'4" (2.6m x 2.55m)
Double glazzed window to side aspect. Radiator.

Bedroom Five 8'6" x 8'4" (2.6m x 2.55m)
Double glazed window to front aspect. Storage cupboard, radiator.

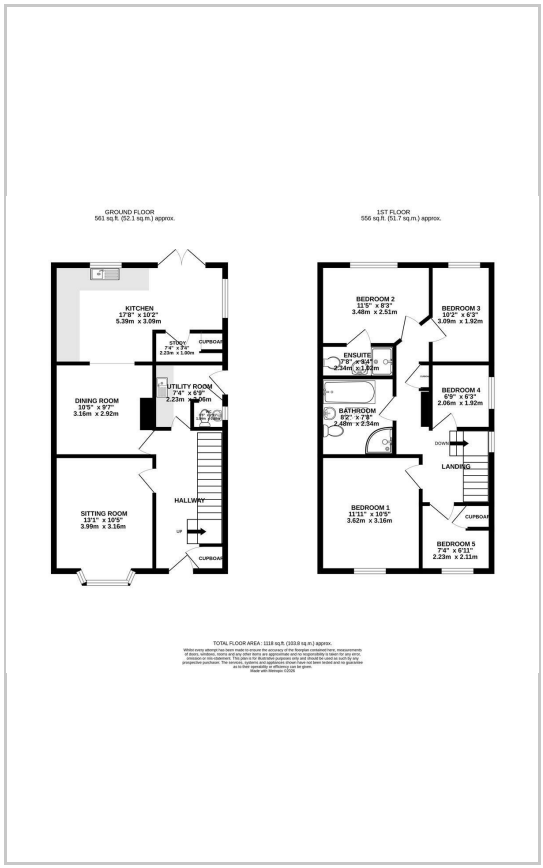
Bathroom 9'2" x 7'0" (2.8m x 2.15m)
White suite comprising panelled bath, corner shower enlcosure, concealed cistern wc and vanity basin. Tiled splashbacks and floor, radiator, vaulted rooflight window and ceiling spotlights.

Outside
To the front of the house is a generous area of lawn with a range of mature planting, enclosed by a brick/block wall. Concrete driveway leads to the side of the property providing parking for a number of vehicles andgates to the rear. Immediately outside the kitchen is a decked seating area which requires attention/replacement, beyond is a flat area of lawn which is well enclosed by mature laurel hedging. Toward the far end of the gardenis a summer house.

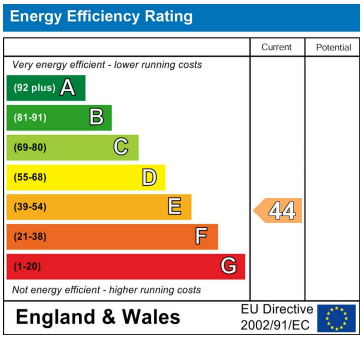
Area Map



Floor Plans



Energy Efficiency Graph



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