



14 Firs Close

Salisbury, SP5 1SG

£730,000



This is a charming and exceptionally well finished property consisting of a main five bedroom residence as well as a one bedroom annexe on the ground floor. The original property we believe was a detached bungalow built in the 1950's but it has been extended, refurbished and fully modernised in recent years. On the ground floor there is a reception hall, playroom, sitting room, study, lovely large kitchen/dining room, guest bedroom and utility room. Leading from the kitchen there is the annexe consisting of a kitchen, living room, bedroom and shower room. On the first floor there are three magnificent bedrooms, two of which have their own en-suite shower rooms and the third has a partially finished shower room. The property is heated by oil fired central heating with underfloor heating on the ground floor and radiators on the first floor. It is also fully double glazed. There is a DOUBLE GARAGE adjacent to the property with ample parking and turning area with a double drive to the front. There is also side vehicle access to the large rear garden and here is a superb large patio terrace looking out over a large lawn with trees and flowerbeds and at the far end there is a most useful STUDIO with kitchenette and shower room. Water and electricity have been laid on to this studio it is not connected to the septic tank at present.



Location

The property is located in the popular village of Firsdow some four miles to the north east of the city of Salisbury. The nearest facilities are available in the village of Pitton where there is a primary school, public house, village shop, hall and recreation ground. Also within easy reach is another good village Winterslow where there is a primary school and One Stop shop selling local produce. There is a bus service running through Firsdow to Salisbury and here there are further good facilities including a wide variety of shops and supermarkets, leisure facilities including cinema and playhouse, further schools and a mainline railway station serving London Waterloo. There is also a station at Grateley and Firsdow is within easy reach of Amesbury, Andover to the north as well as the A303 trunk road. Firsdow is surrounded by some lovely countryside with many available walks and rides.

Reception Hall

Stairs leading off with cupboards below, wood flooring.

Playroom 3.87m x 3.15m

Radiator, t.v point, doors to sitting room.

Sitting Room 6.09m x 3.91m

Doors to patio, two wall lights.

Study/Bedroom 3.53m x 3.26m

Radiator, TV point.

Kitchen/Dining Room 6.93m x 3.93m

Single drainer sink unit, good range of fitted base and drawer units, fitted BOSCH electric oven with gas hob and extractor, built in dishwasher, fitted range of larder cupboards, built in wall units, radiator, tiled floor, concertina doors to rear patio, single door to side patio.

Utility Room 2.53m x 1.94m

Belfast sink, range of fitted storage cupboards, plumbing and drainage for washing machine, GRANT boiler for domestic hot water and central heating, fitted wall cupboards.

Bedroom Four 3.69m x 3.59m

Fitted wardrobes

The Annexe

The accommodation comprises;

KITCHEN:

11' 0" x 7' 4" (3.37m x 2.26m) with Belfast sink, range of base and drawer units, plumbing and drainage for washing machine, space for tumble dryer and fridge, fitted wall cupboards, door to garage.

SITTING ROOM:

5.10m x 2.78m (16' 8" x 9' 1") with doors to garden, fitted display cupboards, radiator.

BEDROOM:

5.02m x 2.39m (16' 5" x 7' 10") with radiator.

BATHROOM: with panelled bath, double shower cubicle, wash hand basin, w.c, tiled walls and floor, mirror fronted cabinet, electric shaver point, extractor, heated towel rail.

First Floor

Bedroom One 5.28m x 4.52m

A lovely bedroom with a range of fitted wardrobes, built in window seat, radiator.

EN-SUITE BATHROOM - Deep panelled bath, walk in shower cubicle, w.c, wash hand basin, fitted cupboards, built in mirror, tiled walls and floor, radiator.

Bedroom Two 5.54m x 3.89m

Range of fitted wardrobes, shelving and cupboards.

Proposed en-suite shower room.

Bedroom Three 3.99m x 3.98m

Range of fitted wardrobes, further large cupboard, radiator.

En-suite Shower Room - Shower cubicle, wash hand basin, w.c, heated towel rail, fitted cupboards, mirror fronted cabinet, tiled walls and floor.

Outside

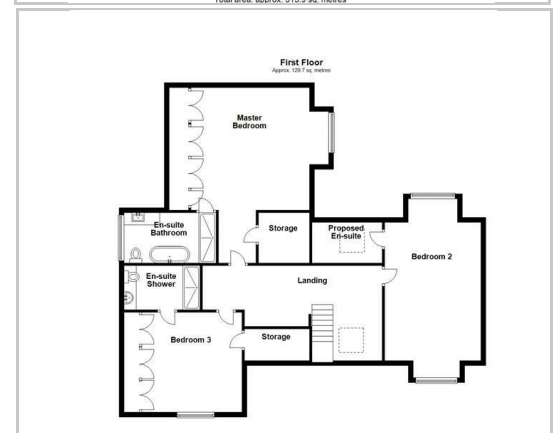
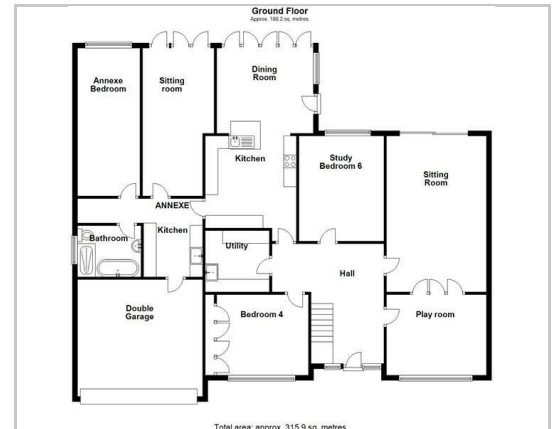
To the front of the property there is a large and wide double drive with ample parking area and an attractive central pond feature with shrubs and trees. This gives access to the **DOUBLE GARAGE** 5.13m x 4.97m (16'10" x 16'4") with electric up and over door, power and light and door to the house. There is side vehicle access to the lovely large rear garden and here there is an exceptional terrace area adjacent to the house, a further large area of lawn with trees, shrubs and flowerbeds to one side.

At the far corner of the garden there is a **STUDIO** 6.63m x 3.66 (21'09" x 12'0") with sliding doors to the front and two radiators. The kitchen of the studio has a kitchenette area with Harrison boiler, storage cupboards, shower room with double shower cubicle, wash hand basin and w.s, recess lights. The studio has power (not currently connected) and water laid on, drainage has not been connected yet to the septic tank. There is also a storage shed in the back garden.

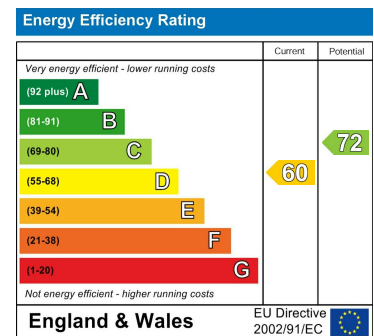
Area Map



Floor Plans



Energy Efficiency Graph



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