



## 44 Woodbury Rise

Salisbury, SP2 8AD

£360,000



A spacious three bedroom detached house enjoying a peaceful position within this sought after development, 44 Woodbury Rise is an attractive double fronted house built approximately fifteen years ago by Persimmon Homes. The house is offered for sale in generally good order throughout but does offer scope for some cosmetic enhancement/personalisation. Accommodation comprises generous entrance hall, sitting room, dining room, kitchen, three good size bedrooms, two bathrooms and cloakroom. Outside, 44 Woodbury Rise has generous driveway parking, garage and well enclosed rear garden. The property is a short walk from popular convenience shops, district hospital and bus stops. The fantastic location also provides great access to popular schools and the city centre. Offered for sale with no forward chain, an early viewing is advised.



## Directions

Proceed to Rowbarrow turning into Woodbury Rise, bear right following Woodbury Rise as it bends to the left where 44 can be found on the left.

## Double Glazed Front Door to:

### Entrance Hall

Generous space, full height cloak cupboard, stairs to first floor with cupboard under.

### Sitting Room 15'7" x 11'5" ext to 14'7" (4.75m x 3.5m ext to 4.45m )

Double glazed bay window to side aspect and window to front. Two radiators.

### Dining Room 8'4" x 11'3" (2.55m x 3.45m )

Double glazed doors to garden, window to front aspect. Radiator.

### Kitchen 11'5" x 7'0" (3.5m x 2.15m )

Matching range of wall and base units with worksurface over, inset gas hob, electric oven and extractor hood, space for fridge/freezer, washing machine and slimline dishwasher. Inset 1 ¼ bowl stainless steel sink unit with mixer tap, tiled splashbacks. Wall mounted Glow Worm gas boiler, radiator and double glazed window, overlooking the rear garden.

### First Floor Landing

Full height airing cupboard. Access to loft.

### Bedroom One 15'7" x 11'7" reducing to 5'6" (4.75m x 3.55m reducing to 1.7m )

Double glazed windows to front and side aspects. Built in double wardrobe. Radiator.

En-Suite – White WC, pedestal basin and shower enclosure. Tiled splashbacks, radiator and extractor fan.

### Bedroom Two 10'5" x 8'2" (3.2m x 2.5m )

Double glazed window to front and side aspects. Radiator.

### Bedroom Three 11'7" x 7'6" (3.55m x 2.3m )

Double glazed window to side aspect. Radiator.

### Bathroom

White suite with WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks, radiator, obscure double glazed window and extractor fan.

### Outside

To one side of the house is a two car driveway which also provides access to the garage.

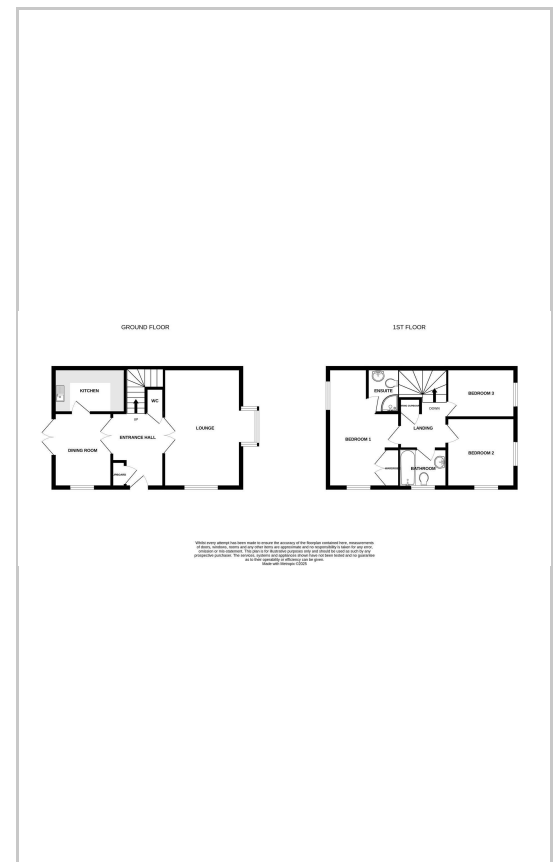
Garage – Up and over door, loft storage.

The rear garden is well enclosed by high level brick wall and fence with gate to the rear. Immediately outside the dining room is a paved patio area with outside tap. A path leads past a gently sloping lawn to the garden shed and rear pedestrian access.

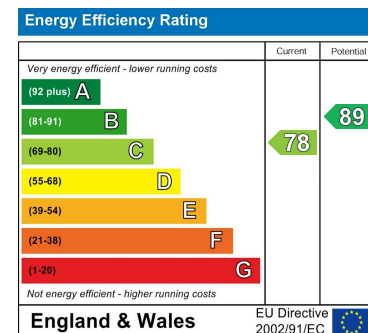
## Area Map



## Floor Plans



## Energy Efficiency Graph



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