



## 59 Wellworthy Drive

Salisbury, SP2 8HY

£259,995



A beautifully presented two bedroom home quietly located within this mature development in West Harnham. 59 Wellworthy Drive is a modern property, built some 16 years ago, and owned by the seller from new. The property has been enhanced and well maintained but offers some scope for personalisation. Naturally the house is double glazed with gas heating and also boasts a cloakroom, two double bedrooms and secluded rear garden. 59 Wellworthy Drive also has an allocated parking space a few meters from its front door with a great level of visitors parking on offer. Situated towards the rear of this small development the position of the house is a huge positive with open countryside and woodland walks a short distance but also with a number of amenities such as convenience shop, church, bus stops and popular school closeby. This is a rare opportunity to acquire such a great example, an early internal viewing is strongly advised.



## Directions

From the A3094 Netherhampton Road turn into Wellworthy Drive. As the road bends to the left bear right, as the road then splits bear left. Follow Wellworthy Drive where number 59 can be found on the left hand side.

## Entrance Hall

Radiator. Telephone point.

## Cloakroom

White WC and basin with tiled splashbacks. Radiator and extractor fan.

## Kitchen 10'4" x 5'8" (3.15m x 1.75m )

Matching wall and base units with worksurface over. Inset stainless steel sink with mixer tap. Built in gas hob with electric oven under and extractor hood. Spaces for undercounter appliances and washing machine. Potterton gas boiler and heated towel rail. Double glazed window to front. Tiled floors and splashbacks.

## Lounge 14'3" x 12'4" (4.35m x 3.78m )

Double glazed doors to rear garden. Stairs to first floor with open area under. Two radiators. Telephone point.

## First Floor Landing

Access to loft.

## Bedroom One 12'5" x 9'2" (3.8m x 2.8m )

Double glazed window to front aspect. Built in double wardrobe. Radiator.

## Bedroom Two 10'4" x 8'10" (3.15m x 2.7m )

Double glazed window to rear. Radiator. Built in wardrobe and full height linen cupboard.

## Bathroom

White suite comprising WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks. Radiator, extractor fan and shaver socket.

## Outside

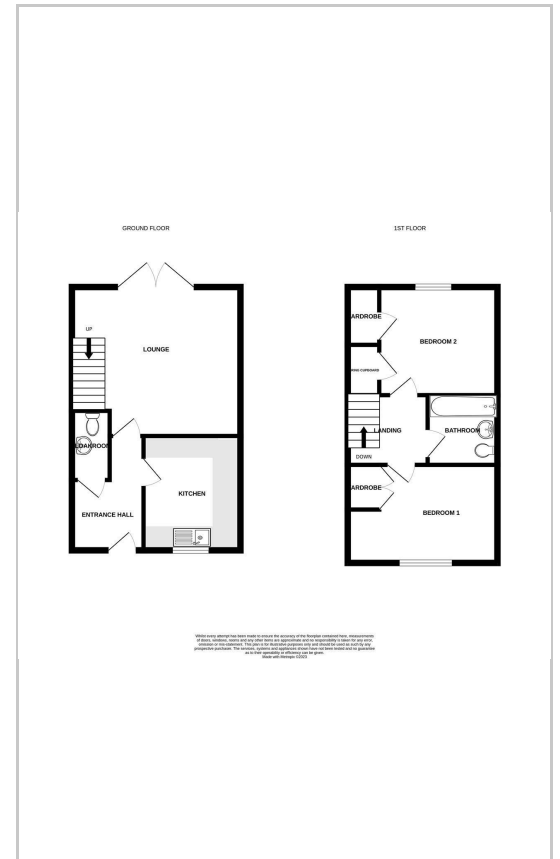
Immediately outside the front door is a small planted flower bed with path to the front door. A private access road leads to the parking compound where the allocated parking space can be found. A number of visitors parking spaces can be found directly in front of the house.

Rear Garden – Well enclosed by close board fencing. Paved patio with outside tap. Steps up to gravelled area with steps. Garden shed.

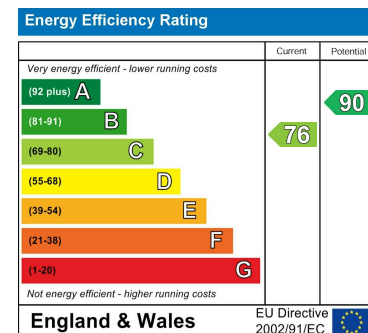
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.