

VENDITUM

RESIDENTIAL SALES

EST. 2004



35 Myrrfield Road

Salisbury, SP1 3FQ

£525,000



A well proportioned detached family home quietly tucked away within this mature cul-de-sac. 35 Myrrfield Road is a well presented property which has been improved by its current owners, but offers further scope for enhancement and personalisation. Occupying a lovely plot, 35 Myrrfield Road has a double drive, with additional parking space to the front and also enjoys a generous yet manageable rear garden with a Southerly aspect. The accommodation comprises entrance hall, 5.3m sitting room, separate dining room, lovely garden room extension, refitted kitchen, integral garage with utility area, four very well proportioned bedrooms, two bathrooms and cloakroom. Myrrfield Road sits toward the edge of the particularly popular development of Bishopdown Farm. The location provides easy access to sought after primary schools, convenience shops, gym, doctors/dentist surgeries, veterinary practice and community centre. Popular secondary schools and Salisbury city centre are also in easy reach. This is a fantastic opportunity to acquire a great family home, an early internal viewing is strongly advised.



Directions

Proceed to the London Road following this through the traffic lights and Barrington Road. On reaching the roundabout turn left into St Thomas Way and then second right into Myrrfield Road. Follow Myrrfield Road as it bends to the right and continue as the cul-de-sac terminates onto the private drive where number 35 can be found on your right hand side.

Hallway

Stairs to first floor with full height storage cupboard under, radiator and laminate flooring.

Cloakroom

Low level WC and wash hand basin. Obscure double glazed window.

Sitting Room 17'2" x 11'5" (5.25m x 3.5m)

Double glazed bay window to front aspect, living flame gas fire with marble surround and hearth, two radiators, wall lights and laminate flooring. Double doors to:

Dining Room 9'2" x 11'6" (2.8m x 3.51m)

Double glazed sliding doors to garden room, radiator and laminate flooring.

Garden Room 12'9" x 11'0" (3.9m x 3.36m)

Double glazed elevations with vaulted ceiling with inset spotlights, radiator and laminate flooring.

Kitchen 11'0" x 11'3" (3.37m x 3.45m)

Well refitted generous range of wall and base units with worksurface over. Inset stainless steel sink with mixer tap. Space for range style cooker, dishwasher, integral fridge/freezer. Tiled splashbacks and floor, double glazed window overlooking the rear garden and door to side.

Landing

Access to loft space, over stair airing cupboard and laminate floor.

Bedroom One 16'2" x 9'4" (4.95m x 2.85m)

Double glazed window to front aspect, radiator, range of built in furniture including two double wardrobes, high level cupboards and bedside tables.
En-suite – White WC, vanity basin and shower enclosure with thermostatic controls and wet wall splashbacks. Heated towel rail, obscure double glazed window and tiled walls.

Bedroom Two 12'5" x 11'10" (3.8m x 3.62m)

Double glazed window overlooking the rear garden, radiator, two double wardrobes.

Bedroom Three 12'3" x 9'2" ext to 11'7" (3.75m x 2.81m ext to 3.55m)

Double glazed window to front aspect, radiator, two built in double wardrobes.

Bedroom Four 8'8" x 6'3" (2.65m x 1.91m)

Double glazed window to front, radiator.

Bathroom

Matching coloured suite comprising panelled bath with electric shower over, concealed cistern WC and vanity basin. Wet wall and tiled splashbacks, radiator, obscure double glazed window and extractor.

Garage/Utility 17'0" x 9'0" (5.2m x 2.75m)

Up and over door to front, double glazed door to side. Plumbing and space for washing machine and tumble dryer. Inset sink unit with mixer tap. Wall mounted Worcester boiler.

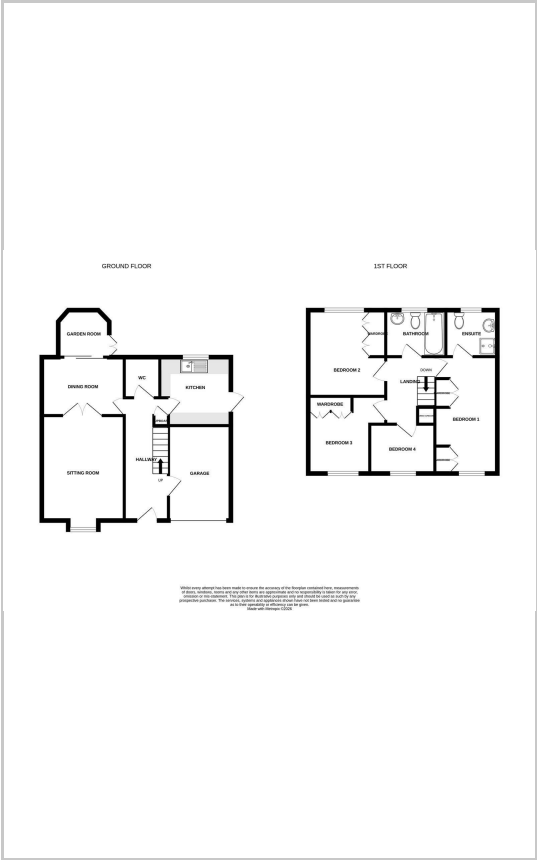
Outside

To the front of the house is a double width tarmacadam drive providing parking for two cars, to one side is a gravelled area providing parking for a further vehicle. Pathway to side. The rear garden is a lovely space which is flat and well enclosed by wooden fencing. Immediately outside the garden room is a paved patio area with outside light and pathway to side. Beyond the patio is a level lawn with attractive array of mature planting, picket fencing encloses a vegetable plot. To the far end of the garden is a pergola with mature Wisteria and further paved seating area. Garden shed and green house.

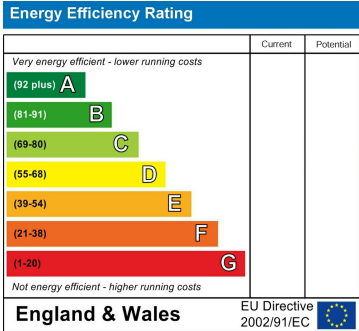
Area Map



Floor Plans



Energy Efficiency Graph



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