



29 Queen Mary Road

Salisbury, SP2 9LD

£450,000



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Description

A hugely deceptive detached chalet style property offered for sale in excellent order throughout. 29 Queen Mary Road is a very impressive family home with generous levels of flexible, well-proportioned accommodation. The property has bedrooms on both ground and first floor which gives great flexibility, ultimately yielding four bedrooms comfortably. Buyers will also note the very well-proportioned living accommodation including an 8m living room and 4.25m x 4.3m kitchen, both overlooking the rear garden. 29 Queen Mary Road has a well-fitted ground floor bathroom with separate shower enclosure, as well as a first-floor cloakroom (with scope to turn into a full bathroom). Outside the property has off road parking for two vehicles (with scope to create further spaces). The rear garden is very well enclosed, private and flat. The location is another huge positive of this property, situated along a quiet cul-de-sac 29 Queen Mary Road is a short walk to a bus stop as well as being very well situated for a long list of amenities and the city centre itself. An internal viewing is essential to appreciate this property fully.

Directions

Proceed on the A360 Devises Road turning left into Queen Alexandra Road. Turn right into Queen Mary Road, where number 29 can be found on the right-hand side.

Entrance Hall

Radiator. Full height airing cupboard. Oak flooring.

Sitting Room 26'10" x 10'11" (8.2m x 3.35m)

Double glazed doors to the rear garden. Feature fireplace with light wood surround. Stairs to first floor with open area under. Two radiators, television aerial and telephone points. Oak flooring.

Kitchen 13'11" x 14'2" (4.25m x 4.32m)

Hugely impressive space with refitted gloss fronted wall and base units, with work surface over. Inset gas hob with electric oven under and extractor hood over. Space for washing machine, dishwasher and fridge freezer. Integral low-level freezer. Inset stainless steel sink unit with mixer tap and tiled splashbacks. Island unit with breakfast bar. Double glazed window to rear and side aspects. Double glazed door to side. Inset ceiling spotlights and radiator.

Bedroom Two 10'11" x 12'11" (3.35m x 3.95m)

Double glazed bay window to front aspect with shutters. Range of four built in wardrobes. Radiator.

Bedroom Three 10'5" x 10'6" (3.2m x 3.21)

Double glazed bay window to front aspect with shutters. Radiator.

Bedroom Four 10'5" x 7'8" (3.2m x 2.35m)

Double glazed window to side aspect. Radiator.

Bathroom 10'5" max x 9'2" (3.2m max x 2.8m)

Very generous bathroom, very well fitted white suite comprising WC, pedestal basin and double ended bath with mixer tap, walk-in shower enclosure with thermostatic control. Tiled splashbacks and floor. Heated towel rail, obscure double-glazed windows, shaver point. Cupboard housing wall mounted Worcester gas combination boiler, with shelving under.

First Floor

Sitting/Study Area 14'3" x 9'10" reducing to 7'10" (4.35m x 3m reducing to 2.4m)

Very useful space which a number of potential uses. Velux window to side. Radiator. Double width eaves storage cupboard. Full height storage cupboard.

Bedroom One 19'4" x 18'8" (5.9m x 5.7m)

Velux windows to side and rear aspect. Two built in double wardrobes. Radiator and laminate flooring.

Cloakroom 9'6" x 6'2" (2.9m x 1.9m)

White WC and pedestal basin, space for bath. Tiled floor, extractor fan and low-level eave storage.

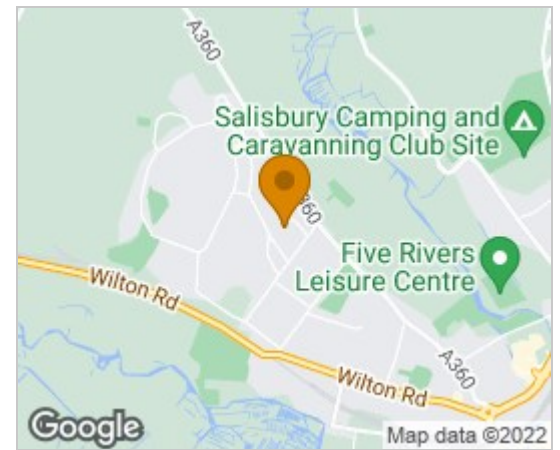
Outside

To the front of the property is a double width drive/parking area with double gates to the side. A pedestrian path leads to the front door with a gravelled garden area enclosed by mid-height wall (n.b. this area could be re-landscaped to provide parking for a further 1-2 cars, subject to consent).

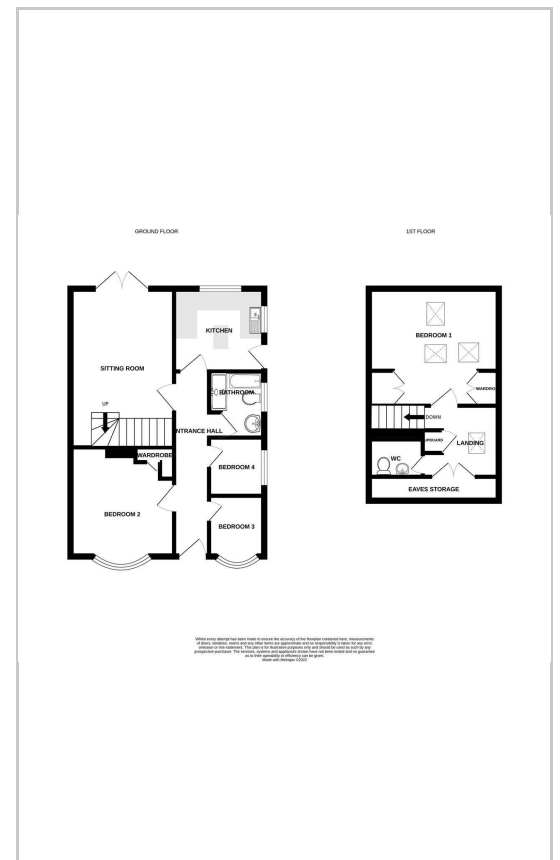
To the side of the bungalow is a generous gravelled area which provides generous pedestrian/motorcycle access to the rear garden. Double gates to the front driveway.

The rear garden is a real feature of the property, a generous size and flat, but a manageable size. Immediately outside the bungalow is a generous area of decking with outside socket and tap, beyond is a flat area of lawn with well stocked flower beds to either side. To the far end of the garden is a lovely, gravelled seating area and substantial garden shed/summer house. The garden is very well enclosed by close board fencing.

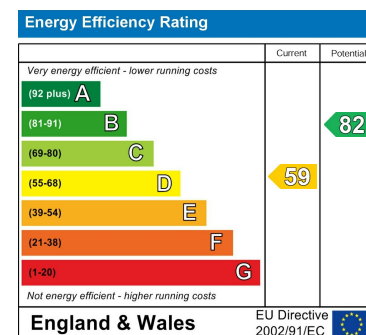
Area Map



Floor Plans



Energy Efficiency Graph



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