



## 9 Greenfields

West Grimstead, SP5 3SH

£325,000



An extended and well proportioned three bedroom semi-detached home quietly tucked away in this cul-de-sac within the popular village of West Grimstead. 9 Greenfields is a very well presented property which has a recently overhauled roof (with the benefit of a long guarantee) and is sold with no forward chain. The property is double glazed with gas heating and boasts modern kitchen and bathroom fittings and a double glazed conservatory style extension. The current owner has provision for Sky TV and 2 fibre internet connections (ideal for home workers). Outside 9 Greenfields has an expansive gravel drive for 2-3 cars and a private and well enclosed rear garden. West Grimstead is a lovely peaceful village linked to Alderbury and Whaddon a short distance where a good list of amenities can be found including Post Office/shop, schools, church and public house. The position provides great access to the A36/Romsey as well as Salisbury. An internal viewing is essential.



## Directions

Proceed to West Grimstead turning onto Crockford Road, follow the road as it bends right and then turn right just before the railway bridge on to Chapel Hill. Turn left into Greenfields where number nine can be found in the small cul-de-sac on your left.

## Double Glazed Front Door to:

### Entrance Lobby

Tiled floor. Full height cloak cupboard.

### Sitting Room 16'9" x 13'11" (5.12m x 4.25m )

Double glazed picture window. Stairs to first floor with cupboards under. Two radiators. Log burner with wooden surround.

### Kitchen 16'10" x 11'9" (5.15m x 3.6m )

Refitted contemporary wall and base units with inset ceramic hob and built in double oven. Inset stainless steel sink unit with mixer tap, splashbacks, integral dishwasher. Larder recess. Concealed gas boiler, space for washing machine and various freestanding appliances, breakfast bar. Double glazed window to rear, tiled floor.

### Conservatory 15'1" x 7'4" (4.6m x 2.25m )

Double glazed elevations and performance roof over, double doors to garden. Power and light and laminate flooring.

## First Floor

Double glazed window to side. Full height airing cupboard.

### Bedroom One 12'7" x 10'4" (3.85m x 3.15m )

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

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

Double glazed picture window to rear. Radiator. Built in double wardrobes. Access to loft space.

### Bedroom Three 8'4" x 6'0" (2.55m x 1.85m )

Double glazed picture window. Radiator.

### Bathroom

Refitted white suite with push button WC, vanity basin and walk-in shower enclosure with thermostatic controls. Obscure double glazed window, heated towel rail.

## Outside

To the front of the house is a gravel driveway for 2-3 cars. Path to rear garden with low level storage cupboard.

The rear garden is a lovely private space which is well enclosed by wooden fencing and mature planting. Immediately outside the conservatory is a paved patio area with a gate to the front. A path leads past a flat area of lawn, log store, and mulched flower bed. At the far end of the garden is a substantial summer house/storage shed with additional storage space to the side.

## N B

We understand that the property is RAT-Trad cross wall construction. Whilst this should not compromise any mortgage lending please contact the agent for further information.

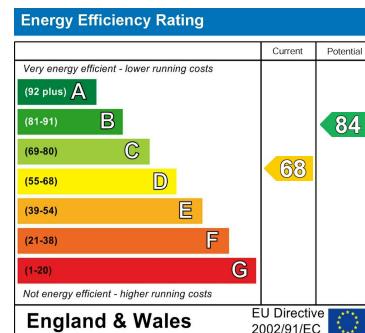
## Area Map



## Floor Plans



## Energy Efficiency Graph



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