



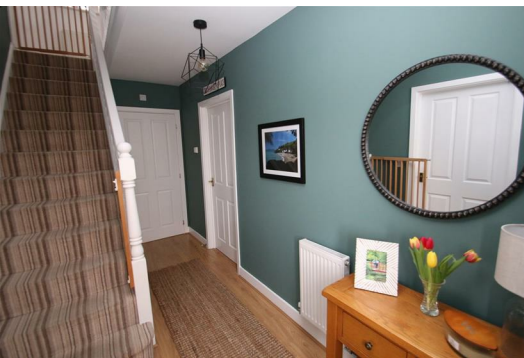
42 Roger Way

Salisbury, SP4 6GS

£349,950



A well designed three bedroom detached home tucked away within this popular development. 42 Roger Way is a well considered home with well proportioned and naturally light accommodation. The house has been well maintained and improved by its current owners, yet further scope exists for extension etc. (subject to consent). The family friendly layout comprises entrance hall, 5.7m kitchen/dining room with doors to the rear garden, master bedroom with en-suite, two further bedrooms, family bathroom and cloakroom. 42 Roger Way is decoratively in excellent order throughout. Outside the house there is a deep driveway providing parking for 2-3 cars, as well as an additional allocated parking space, a garage directly next to the property with power and light and landscaped rear garden. Located in Old Sarum the property is within easy walking distance of a number of useful amenities including primary school and convenience store. The location also provides good access to the city centre.



Directions

From the city centre take the Castle Road turning right at the roundabout onto The Portway. Proceed straight over the next roundabout and traffic lights, turning left at the next set of lights into Sherbourne Drive. Follow the road for a brief time bearing left as it splits into Roger Way. Number 42 can be found along a small private driveway on your right.

Hall

Stairs to first floor with cupboard under. Radiator with television aerial. Laminate flooring.

Cloakroom

Low level WC, pedestal basin and tiled splashbacks. Obscure double glazed window. Radiator.

Lounge 18'8" x 9'10" (5.7m x 3m)

Double glazed window to front and doors to rear garden. Two radiators. TV aerial point. Laminate flooring. Double glazed double doors to rear garden.

Kitchen/Breakfast Room 18'8" x 8'2" (5.7m x 2.5m)

Kitchen area with matching wall and base units and worksurface over. Fitted gas hob, electric oven and extractor hood. Space for washing machine, dishwasher and fridge/freezer. Wall mounted Ideal gas boiler. Inset sink with mixer tap, tiled splashbacks and floor. Double glazed window to front.

Dining area with double glazed double doors to rear garden. Radiator and tiled floor.

First Floor Landing

Full height linen cupboard, radiator, double glazed window to rear aspect and access to loft.

Bedroom One 16'0" max x 9'10" (4.9m max x 3m)

Double glazed window to rear aspect. Radiator and television aerial point.

En-Suite – Matching white WC, pedestal basin and tiled shower enclosure with thermostatic controls. Radiator, shaver point, extractor fan and obscure double glazed window to front.

Bedroom Two 8'6" x 9'6" (2.6m x 2.9m)

Double glazed window to front aspect. Radiator. Television aerial point.

Bedroom Three 8'6" x 8'10" max (2.6m x 2.7m max)

Double glazed window to rear aspect. Radiator.

Bathroom 6'4" x 7'6" (1.95m x 2.3m)

White suite comprising WC, pedestal basin and panelled bath with mixer/shower attachment. Tiled splashbacks, radiator, obscure double-glazed window and shaver point.

Outside

To the front of the house is a small area laid to slate chippings which continues to one side. Outside light. To the side of the house is the driveway providing parking for two cars comfortably. In addition to this there is also a designated parking space which forms part of the legal title of the house.

Garage (4.9m x 2.65m)

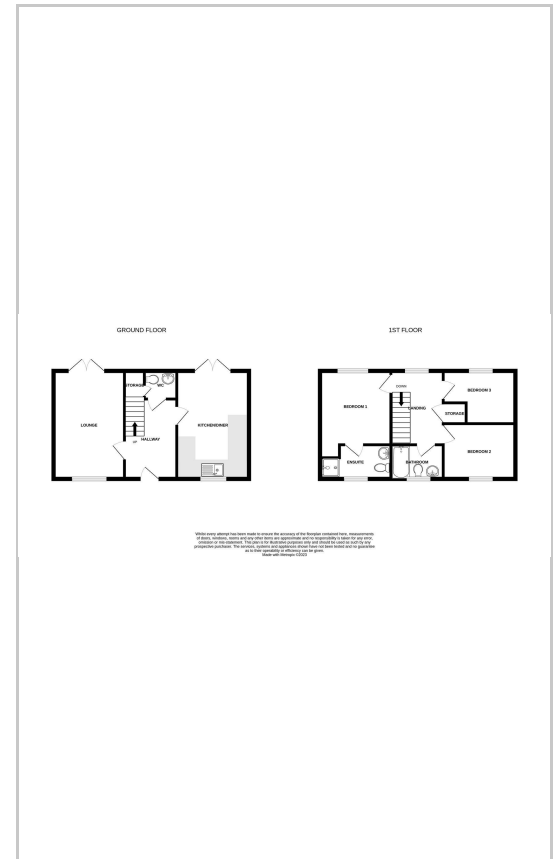
Power and light. Loft storage.

The rear garden is well enclosed by recently replaced wooden fencing with a high level gate to the side. Immediately outside the lounge and kitchen are paved areas and there is also an outside double socket. Beyond is a generous area of lawn, a path leads to a decked seating area.

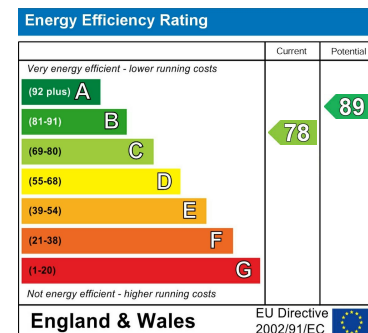
Area Map



Floor Plans



Energy Efficiency Graph



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