VENDITUM

RESIDENTIAL SALES

EST. 2004

2 Finch Close

Salisbury, SP2 9GR

£425,000

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A beautifully presented four bedroom detached family home with numerous features and enhancements only appreciated by a viewing. 2 Finch Close is a lovely modern home laid out over three floors, the design and layout are particularly well considered for modern family living. The current owners have enhanced the property decoratively as well as adding a useful garden studio/study. Accommodation comprises entrance hall, sitting room, 5.55m x 2.85m kitchen/dining room, utility, four bedrooms, three bathrooms and cloakroom. 2 Finch Close is particularly fortunate to have a well enclosed garden with direct access to its garage and double width driveway. Well situated within the development of St Peters Place the property is within easy walking distance of the popular primary school and bus stops, the location also provides great access to Salisbury and Wilton. An internal viewing of this property is essential to fully appreciate its standard.

Directions
Follow the A360 Devizes Road out of Salisbury city centre proceeding straight over the roundabout at Fugglestone Red. After a short time turn left at the next roundabout onto Adlam Way following the road as it bends right, turn left onto Melchester Road and immediately left again into Whistler Road. Follow Whistler Road as it bends sharply right turning right into Finch Close.

Entrance Hall
Stairs to first floor with cupboard under, double glazed window, radiator and wooden style flooring.

Sitting Room 12'11" x 12'0" (3.95m x 3.67m)
Double glazed window to front aspect. Radiator and feature wall panelling.

Kitchen 18'2" x 9'4" (5.55m x 2.85m)
Contemporary wall and base unite with composite worksurface over. Inset AEG induction hob with oven under and extractor, integral fridge/freezer and dishwasher. Inset 1 ¼ bowl sink unit with mixer tap over, tiled splashbacks, breakfast bar and double glazed window to rear and radiator. Dining area with double glazed doors to rear and window to side aspect.

Utility 5'8" x 6'0" (1.75m x 1.85m)
Matching range of wall and base units with worksurface over. Plumbing and space for washing machine and tumble dryer. Wall mounted Ideal gas boiler and radiator. Double glazed window.

Cloakroom 4'9" x 6'0" (1.45m x 1.85m)
Low level WC, wash hand basin, tiled splashbacks. Built in double storage unit providing hanging for coats and radiator.

First Floor Landing
Full height airing cupboard, stairs to second floor, double glazed window.

Bedroom Two 12'11" x 10'9" (3.95m x 3.3m)
Double glazed window to front aspect. Radiator.
En-Suite – White suite comprising low level WC, pedestal basin and shower enclosure. Heated towel rail, double glazed window and extractor fan.

Bedroom Three 9'4" x 9'8" (2.85m x 2.95m)
Double glazed window to rear aspect. Radiator.

Bedroom Four 9'4" x 8'2" (2.85m x 2.5m)
Double glazed window to front and side aspect. Radiator. Built in wardrobe.

Second Floor Landing
Double glazed window. Full height storage cupboard.

Master Bedroom 16'4" x 10'7" (5m x 3.25m)
Double glazed window to rear aspect and Velux window to front. Loft and eaves storage. Built in triple wardrobe and radiator.
En-Suite – Comprising low-level WC, pedestal basin and shower enclosure. Heated towel rail, Velux window to rear aspect and extractor fan.

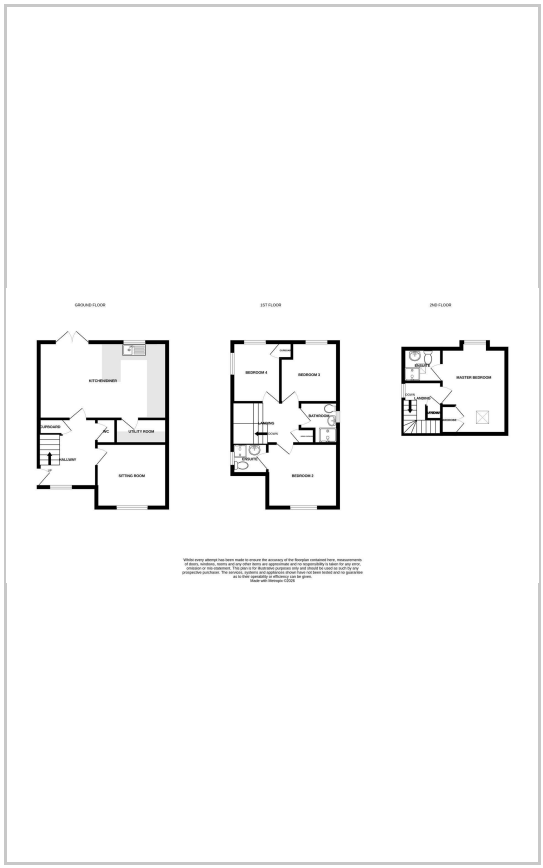
Outside
The property has a small gravelled area to the front and one side. Immediately outside the kitchen is an expansive tiled patio area which is well enclosed by wall and fence. A path leads past a small area of lawn and gravelled area to the garage and drive.

Garden Office/Studio 6'6" x 5'6" (2m x 1.7m)
Attractive painted building with twin double glazed doors, power and light.

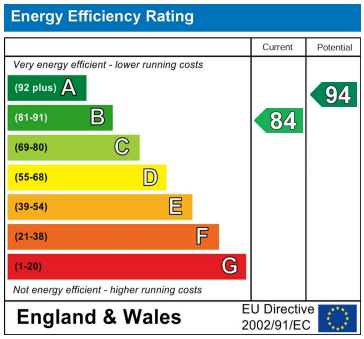
Garage 20'4" x 10'9" (6.2m x 3.3m)
Up and over door to driveway, door to garden, power and light.

Area Map

Floor Plans



Energy Efficiency Graph



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