



33 Canadian Avenue

Salisbury, SP2 7JL

£375,000



A classic older style semi-detached home offered for sale in excellent order throughout having been improved and extended by its current owners. 33 Canadian Avenue is a lovely family home located in this popular residential area a short walk for a host of useful amenities. The house is offered for sale in excellent order throughout and has benefited from numerous improvements inside and out, only appreciated by an internal viewing. On the ground floor is an entrance porch, hallway, separate sitting room, 5.75m open plan kitchen/dining room and separate garden sitting room. On the first floor are three bedrooms and a well proportioned and fitted bathroom. The property is double glazed with gas heating and the kitchen and bathroom fittings are modern and well appointed. Outside 33 Canadian Avenue has a driveway for one car, with scope to create further parking and a huge feature is the truly beautiful rear garden which has been landscaped and planted to make the most of the length and aspect - the rear garden is also particularly family friendly as it is flat, well enclosed and has a sunny aspect. Further scope exists to extend the property or convert the loft, subject to planning. Set within this mature residential road on the Western side of the city the location is excellent, the city centre and railway station are within walking distance/short bus journey as well convenience shops, doctors, schools, churches and public houses close by. This is a great opportunity to acquire a substantial and quality house in a lovely residential setting, an early viewing is advised.



Directions

Proceed on the A36 Wilton Road out of the city centre where Canadian Avenue can be found on your right-hand side a short time after passing Cherry Orchard Lane on your left. Number thirty three can be found on your left-hand side around halfway up the road.

Double Glazed Front Door

Entrance Porch

Tiled floor and radiator. Double glazed door to:

Entrance Hall

Stairs to the first floor with cupboard under. Radiator. Wooden style flooring.

Sitting Room 12'3" x 11'7" (3.75m x 3.55m)

Double glazed window to front aspect, radiator and wooden style flooring.

Kitchen/Dining Room 18'10" x 13'1" (5.75m x 4m)

A lovely open plan sociable space with wooden style flooring throughout. Kitchen area with shaker style wall and base units with work surface over. Inset Neff gas hob with electric oven under and extractor hood over. Plumbing and space for washing machine and fridge/freezer. Inset stainless steel sink unit with mixer tap and tiled splash backs. Double glazed overlooking the rear garden and ceiling spotlights. Dining area with two radiators and glazed double doors to garden sitting room. Ceiling spotlights.

Garden/Sitting Room 12'1" x 9'0" (3.7m x 2.75m)

A lovely, pitched roof extension with vaulted ceiling and low set double glazed windows to fully enjoy the aspect. Double glazed doors and window to side, double glazed window to rear. Radiator and wooden style flooring.

First Floor Landing

Access to loft space.

Bedroom One 12'5" x 10'9" (3.8m x 3.3m)

Double glazed window to front aspect. Radiator.

Bedroom Two 12'5" x 10'9" (3.8m x 3.3m)

Double glazed window overlooking the rear garden. Radiator.

Bedroom Three 8'6" x 7'6" (2.6m x 2.3m)

Double glazed window to front aspect. Radiator.

Bathroom 8'6" x 7'6" (2.6m x 2.3m)

Modern white suite comprising low level Wc, pedestal basin and panelled bath with thermostatic shower over. Tiled splash back and floor, obscure double-glazed window to rear aspect and heated towel rail. Full height cupboard housing Worcester gas boiler and shelving.

Outside

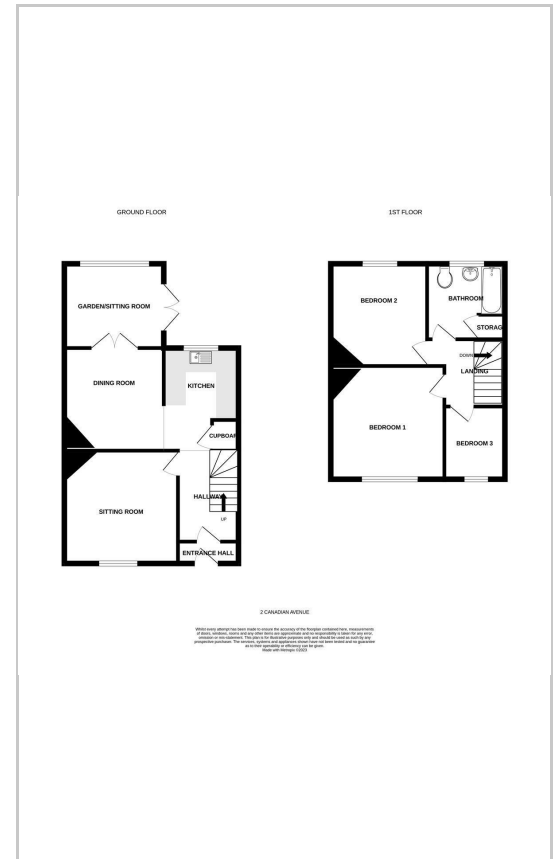
To the front of the house is a brick paved driveway for one car, pedestrian gate to rear. Area of lawn with well stocked flowerbeds enclosed by low level wall, this area could be re-landscaped to provide further parking.

The rear garden is an absolute delight, very well enclosed by hedge, wooden fencing and wall with a Westerly aspect. Immediately outside the house is a paved area which stretches to the side of the house with pedestrian access to the front, outside tap and light. Further paved patio area and garden shed. A brick paved path meanders past two main areas of shaped lawn with a vast array of well stocked flower beds. As you continue down the garden you pass further seating areas and a garden pond. Toward the far end of the garden is a greenhouse and attractive summer house with a further range of mature ornamental and structural planting. Overall, the garden stretches to around 100ft in length and holds further space and potential for garden structures, children's play equipment, vegetable plots etc.

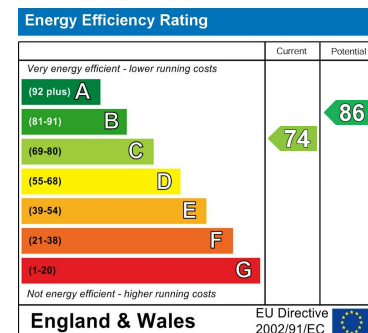
Area Map



Floor Plans



Energy Efficiency Graph



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