

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 19 Linkway

Salisbury, SP1 3EP

£295,000



A well presented modern family home quietly tucked away in this small cul-de-sac within this mature development. 19 Linkway is a three bedroom semi-detached property benefitting from modern kitchen and bathroom, double glazing and modern gas heating (recently replaced condensing gas boiler). The light and airy accommodation is hugely heightened by the semi-open plan ground floor layout, which flows brilliantly. Accommodation comprises entrance lobby, kitchen/dining space, lounge, three bedrooms and bathroom. Outside 19 Linkway benefits from a drive and attached garage with power and light. The rear garden is surprisingly generous and benefits from a sunny aspect. Linkway is a small modern development on the edge of the hugely popular area of Bishopdown, sought after schools, shops, country park and bus stops are a short walk and the location also provides good access to the city centre. An early viewing is advised.





Directions

Proceed to St Marks Avenue following the road as it enters Bishopdown. Turn right into Denison Rise and then right again as the road bends left. Follow the road into Linkway and follow as it bends left. Turn first right into a small cul-de-sac where number 19 can be found on your left.

Wooden Front Door to:

Entrance Lobby

Door to:

Open Plan Kitchen/Dining Space 15'1" x 7'10" (4.6m x 2.41m )

This space is semi-open plan to the lounge. Matching range of contemporary shaker style wall and base units with worksurface over. Inset induction hob with built in double oven under and extractor hood over. Plumbing and space for slimline dishwasher, washing machine and fridge/freezer. Inset stainless sink unit with mixer tap, wall mounted Ideal condensing gas boiler and two double glazed windows to front aspect. Table space with radiator.

Sitting Room 15'3" x 13'11" (4.65m x 4.25m)

Double glazed window and door to garden, radiator, dado rail and laminate flooring. Stairs to first floor with range of low level cupboards under.

Landing

Double glazed window to side, over stair linen cupboard and full height storage cupboard. Access to loft.

Bedroom One 11'3" ext to 11'11" x 8'4" (3.45m ext to 3.65m x 2.55m )

Double glazed window to rear aspect, radiator, built in double wardrobe and laminate flooring.

Bedroom Two 10'2" x 8'2" (3.1m x 2.5m )

Double glazed window to front aspect, radiator and built in wardrobe.

Bedroom Three 9'0" x 6'6" (2.75m x 2m )

Double glazed window to rear. Radiator and laminate flooring.

Bathroom

White suite comprising concealed cistern WC, vanity sink and panelled bath with thermostatic shower over. Wet wall and tiled splashbacks, heated towel rail, obscure double glazed window, ceiling spotlights and extractor fan.

Garage 17'6" x 7'10" (5.35m x 2.4m )

Up and over door to front and pedestrian door to rear garden. Loft storage space, power and light.

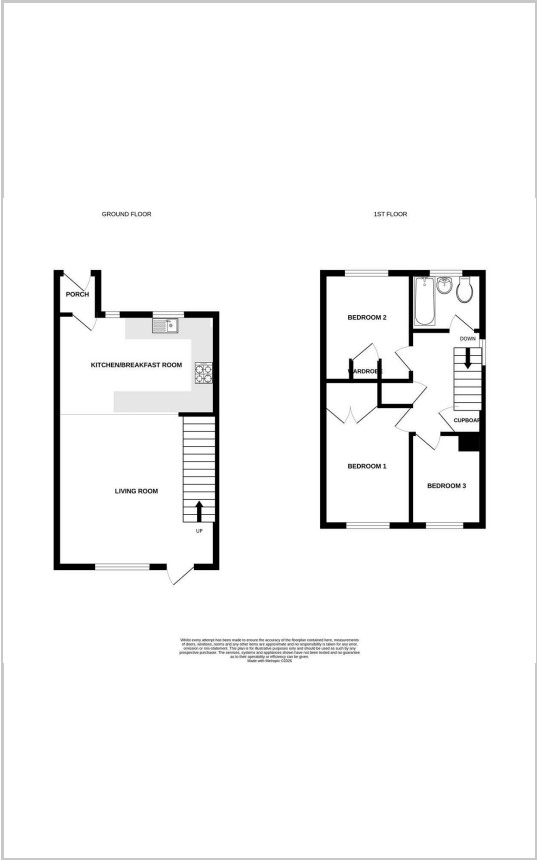
Outside

To the front of the house are generous steps that lead to the front door with iron balustrading, attractive flower bed. Driveway with parking for 1-2 cars with outside tap. The rear garden is well enclosed by wooden fencing and enjoys a sunny aspect. Immediately outside the sitting room is a paved patio with outside light and tap. Steps lead down to a further ‘sunken’ paved area which also provides access to the garage. Beyond the main patio is a sloping area of lawn and screened deck area which currently accommodates two garden sheds.

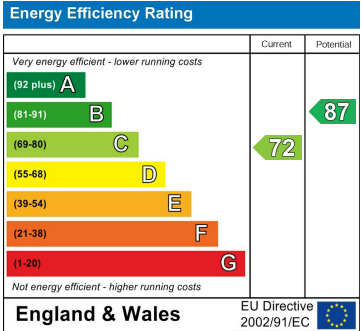
Area Map



Floor Plans



Energy Efficiency Graph



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