



57 Westwood Road

Salisbury, SP2 9HT

£325,000



A very substantial semi-detached home with beautiful gardens offered in fantastic order throughout. 57 Westwood Road was originally built by the MOD and, over the years, has been extensively improved by its current owner. The property has a fantastic level of generously proportioned accommodation making it a fantastic family home. The kitchen and bathroom have been refitted and a substantial UPVC conservatory added and generally 57 Westwood Road is in excellent order throughout. Outside the house has a generous front garden, drive and garage, the rear garden is a joy with an extensive range of mature planting amplifying its privacy. This property has to be viewed to be appreciated, this is a very rare opportunity to acquire a property of such high quality at such a reasonable price.



Directions

Proceed to Westwood Road from Pembroke Road. Follow the road past the school on your left where, after a short time, number 57 can be found on your right.

Entrance Porch

Double glazed door to:

Entrance Hall

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

Cloakroom

Coloured low level WC and pedestal basin. Tiled splashbacks and floor. Radiator.

Sitting Room 18'10" x 12'3" (5.75m x 3.75m)

Double glazed doors to rear garden and window to front. Feature living flame gas fire with polished stone surround, built in storage cupboards and shelving and two radiators. Squared arch to:

Dining Room 13'1" x 9'10" (4m x 3m)

Double glazed door to conservatory. Radiator.

Kitchen 12'7" x 8'4" (3.85m x 2.55m)

Matching shaker style wall and base units with worksurface over. Two built in ovens, inset gas hob with extractor hood over. Plumbing and space for washing machine, integral larder, fridge and freezer. Inset stainless steel sink unit with mixer tap over. Tiled splashbacks, double glazed window to side, ceiling spotlights and wooden style flooring.

Conservatory 21'3" x 12'1" reducing to 8'2" (6.5m x 3.7m reducing to 2.5m)

Quality double glazed elevations and roof. Double doors to side. Tiled floor, two radiators and power.

First Floor Landing

Double glazed window to front aspect. Access to loft. Full height airing cupboard housing factory lagged tank.

Bedroom One 15'8" max reducing to 13'7" x 9'10" (4.8m max reducing to 4.15m x 3m)

Double glazed window overlooking the rear garden. Five built in wardrobes and radiator.

Bedroom Two 11'3" x 9'10" (3.45m x 3m)

Double glazed window overlooking the rear garden. Four built in wardrobes and radiator.

Bedroom Three 11'5" x 8'10" (3.5m x 2.7m)

Double glazed window to front aspect. Built in double wardrobe and radiator.

Bedroom Four 9'10" x 7'4" (3m x 2.25m)

Double glazed window to side aspect. Built in shelved cupboard and radiator.

Bathroom 8'10" x 5'4" ext to 6'10" (2.7m x 1.65m ext to 2.1m)

White suite comprising WC, pedestal basin and double ended bath with Mira electric shower over. Tiled splashbacks and floor, radiator, obscure double glazed window to side and ceiling spotlights.

Outside

To the front of the house is a surprisingly large area of lawn enclosed by a mature hedge. Pedestrian path to front door and side. To one side of the house is a drive for 1-2 cars.

Immediately outside the kitchen door is a covered area which provides pedestrian access to the garage as well as:

Utility Room (2.5m x 1.2m) Power and light.

Garden Store (2.7m x 1.3m) Power.

The main rear garden is a sight to behold and can only be appreciated by a visit. A paved patio stretches the width of the house wrapping around the conservatory. Steps lead past very well stocked borders via a brick paved path with pergola over. Flat area of lawn bordered with further array of mature planting. Toward the far end of the garden are further patio seating areas as well as raised summer house and decking.

Garage 17'2" x 8'8" (5.25m x 2.65m)

Double doors to the front and pedestrian door to side. Window, power and light.

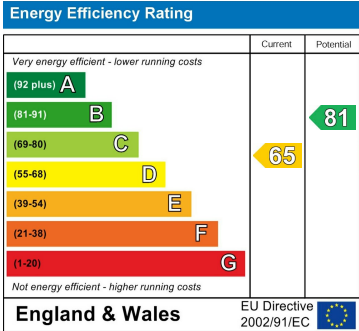
Area Map



Floor Plans



Energy Efficiency Graph



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