

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 15 Ilynton Avenue

Salisbury, SP5 1SH

£415,000



A very well presented three bedroom detached bungalow enjoying a sunny rear garden within a quiet cul-de-sac location. 15 Ilynton Avenue has been greatly improved by its current owners with replacement UPVC windows, bi-fold doors, new heating and wiring system, replacement kitchen with integral appliances and bathroom suite. The general decorative condition of the bungalow is excellent which, along with numerous features such as oak internal doors, log burner, ceiling spotlights and recently constructed home office, can only be appreciated by a visit. 15 Ilynton Avenue also holds huge amounts of further potential with either a loft conversion and/or extension feasible (subject to planning). Outside the bungalow has a generous driveway, garage and the afore mentioned studio/home office. The rear garden is flat and enjoys a Southerly aspect with huge potential for further landscaping and planting. Ilynton Avenue is a quiet cul-de-sac within Firsdown, lovely country walks, bus stop and popular café are within walking distance. The villages of Winterslow and Pitton are both a short drive with both having a good list of amenities including shops, churches, schools and public houses. The location also provides easy access to Salisbury itself.



Directions

Proceed on the A30 London Road from Salisbury, after a time turn right into Firs Road. Follow Firs Road passing Maple Drive and Juniper Road, turn left into Ilynton Avenue bearing left as the road splits where number 15 can be found on your left.

Hall

Access to loft with ladder, full height linen cupboard and radiator.

Sitting Room 17'0" x 13'5" (5.2m x 4.1m )

Bi-fold doors to rear and twin double glazed windows to side, radiator, ceiling spotlights and inset log burner with floating mantle.

Kitchen 10'11" x 9'0" (3.35m x 2.75m )

Well re-fitted contemporary wall and base units with solid laminate work surface over. Inset induction hob with concealed extractor hood over, fitted eye level double oven, integral fridge/freezer and dishwasher. Inset 1 ¼ bowl sink unit with mixer tap, radiator, space for breakfast table with double glazed window overlooking rear garden. Inset ceiling spotlights.

Bedroom One 12'11" x 9'2" (3.95m x 2.8m )

Double glazed window to front aspect. Four full height wardrobes with sliding doors, radiator and ceiling spotlights.

Bedroom Two 11'1" x 11'11" (3.39m x 3.65m )

Double glazed bay window to front aspect, radiator and ceiling spotlights.

Bedroom Three 11'1" x 10'2" (3.4m x 3.1m )

Double glazed window to side aspect, radiator, substantial wardrobe and ceiling spotlights.

Bathroom

Refitted suite comprising concealed cistern WC, vanity basin and panelled bath with thermostatic shower over. Tiled walls, heated towel rail, obscure double glazed window, extractor fan and ceiling spotlights.

Outside

The front garden is laid to lawn and enclosed by low level brick wall. Tarmacadam driveway to the side of the property with double gates to rear, further section of driveway and rear garden. Pedestrian path to side with external oil boiler and door to utility room. The rear garden enjoys a Southerly aspect and is well enclosed by wooden fencing. To one side of the property is a rear section of tarmacadam drive leading to the garage. Immediately outside the bi-fold doors is a small paved area which leads to a more substantial area of hardstanding with the modern oil tank and access to the utility room/store. Beyond is a level area of lawn with access to the studio and garage. To the far end of the garden is the access to the septic tank which the current owners have started preparation for a proposed decked seating area.

Garage (6.15m x 2.65m) Up and over door to front and UPVC door to garden.

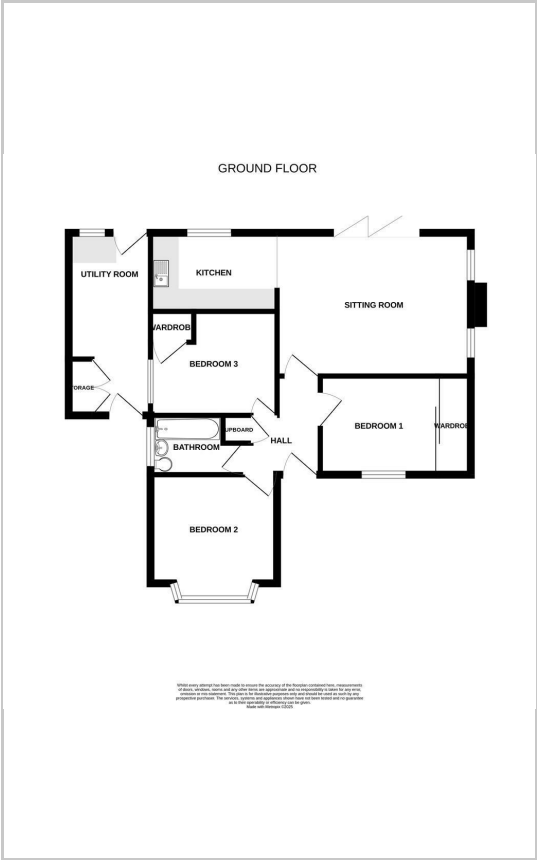
Studio/Home Office (3.9m x 2.3m) Recently constructed structure externally clad with composite boarding, power and light with wall mounted electric heater. Wooden style flooring.

Utility Room/Store (6.2m x 2m max) This functional but basic pitched roof structure has double glazed doors to front and rear but currently has no access from inside the bungalow itself. Power and light with plumbing and spaces for washing machine etc.

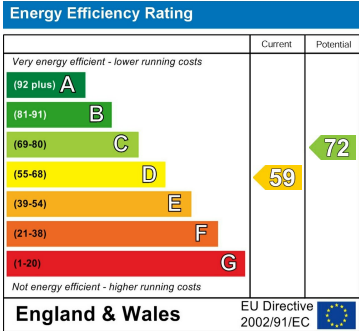
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.