

VENDITUM

RESIDENTIAL SALES

EST. 2004



51A Heath Road

Salisbury, SP2 9JU

£525,000



An individually built modern detached home tucked away within this established residential road. 51A Heath Road is a hugely deceptive and impressive property, its true proportions and array of features only appreciated by a viewing. The property offers very well laid out and proportioned accommodation which offers great flexibility for different needs. Features of note include 4m x 4m kitchen/dining room, two well proportioned reception rooms, substantial double glazed conservatory overlooking the rear garden, four good size bedrooms, two bathrooms, utility and cloakroom. The general standard and decorative presentation is excellent throughout. Outside 51A Heath Road has a generous 3-4 car driveway and garage, the rear garden is hugely impressive having been beautifully landscaped and planted. Tucked away in Heath Road the property is very private and enjoys a peaceful setting, numerous amenities are within easy reach. This is a rare opportunity to acquire a property of such quality and substance, an internal viewing is essential.



Directions

Proceed to the A360 Devizes Road turning into Queen Alexandra Road. Turn right into Heath Road following the road for a short time, 51A can be found on the right hand side.

Double Glazed Front Door to:

Entrance Hall

Generous area with stairs to first floor with cupboard under. Full height storage cupboard, radiator, laminate floor.

Cloakroom

White WC and wash hand basin with tiled splashbacks, obscure double glazed window to front. Laminate flooring.

Sitting Room 11'9" x 19'0" (3.6m x 5.8m)

Double glazed doors to conservatory, double glazed windows to side. Living flame gas fire with wooden surround and stone hearth. Radiator, television aerial point, wall lights.

Dining Room 14'7" x 8'8" (4.45m x 2.65m)

Double doors to conservatory. Radiator, wall lights and laminate flooring.

Conservatory 21'3" max x 12'9" reducing to 8'2" (6.5m max x 3.9m reducing to 2.5m)

Quality double glazed construction with performance roof. Two radiators, power, light and laminate flooring.

Kitchen 13'1" x 13'1" (4m x 4m)

Matching range of wall and base units with work surface over. Inset gas hob with extractor hood over, eye level double oven, integral dishwasher and serving refrigerator. Inset stainless steel sink unit with mixer tap, tiled splashbacks and flooring, radiator, double glazed window to front aspect, space for dining table and ceiling spotlights.

Utility Room 8'6" x 6'6" (2.6m x 2m)

Plumbing and space for washing machine, upright fridge/freezer, floor mounted gas boiler and radiator. Inset stainless steel sink unit with mixer tap, tiled splashbacks and floor, double glazed door to side.

First Floor Landing

Obscure double glazed window to side. Drop down loft access. Full height shelved linen cupboard.

Bedroom One 11'5" x 13'1" max (3.5m x 4m max)

Double glazed window to front aspect, built in double wardrobe and additional single wardrobe. Radiator, wall lights and television aerial point.

En-Suite – White WC, pedestal basin and tiled shower enclosure with thermostatic controls. Tiled walls and floor, radiator, obscure double glazed window, extractor fan and ceiling spotlights.

Bedroom Two 14'5" reducing to 9'6" x 11'9" (4.4m reducing to 2.9m x 3.6m)

Double glazed window to rear with lovely far reaching views toward Old Sarum. Built in double wardrobe, radiator and television point.

Bedroom Three 14'5" max x 8'10" (4.4m max x 2.7m)

Double glazed window to rear with views, built in double wardrobe, radiator and television point.

Bedroom Four 9'4" x 9'2" (2.85m x 2.8m)

Double glazed window to front aspect, radiator.

Family Bathroom 8'0" x 7'6" (2.45m x 2.3m)

White suite comprising WC, pedestal basin, panelled bath and separate shower enclosure with thermostatic controls. Tiled walls and floor, obscure double glazed window to side, radiator, extractor fan and ceiling spotlights.

Outside

Front - Metal gates lead to generous tarmac driveway for 3-4 cars comfortably. Pedestrian access to side, gravelled 'courtyard' area, outside lights, socket and tap.

Garage (4.9m x 2.7m)

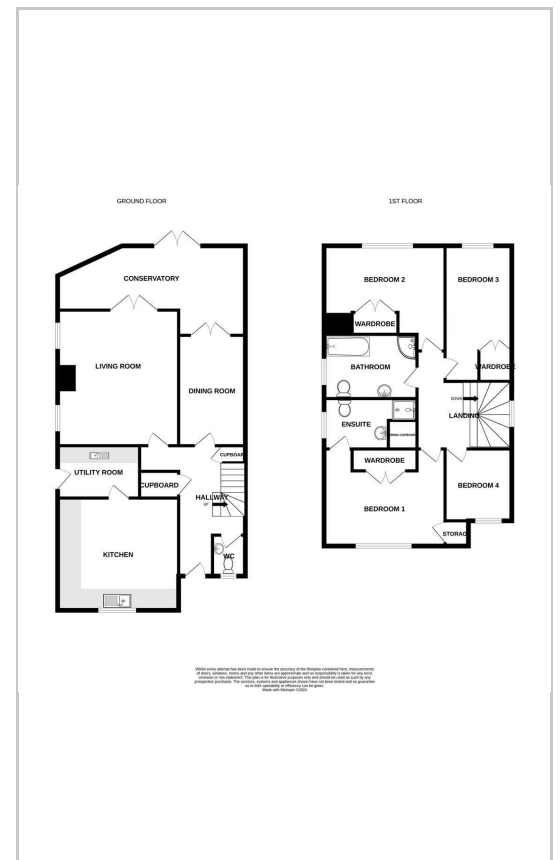
Up and over door to front, double glazed pedestrian door to side, double glazed window to rear. Power and light, loft storage.

Rear - The hugely impressive garden stretches to around 100ft in length and is well enclosed by wooden fencing. Immediately outside the conservatory is a generous patio with pathway to the side, beyond is a decked seating area with raised pond/water feature, further area of deck. A lawn extends down the garden with a lovely array of mature planting, ornamental and fruit trees. Feature pergola to further area of lawn with greenhouse and two substantial garden sheds.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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