



## Emmaus White Hill

Salisbury, SP5 1DU

Asking price £450,000



An attractive detached bungalow with lovely views located in the centre of this popular village. Emmaus was built in the 1960's of timber frame and brick elevations under a tile roof. It has electric warm air central heating boosted by solar panels, and part double glazing. It is set in a lovely mature garden with a large garage, workshop and greenhouse and enjoys lovely views to the south over the village recreation ground.



## Location

Pitton is a lovely village some three miles east of Salisbury. It has a pub, village shop, primary school, hall and recreation ground. There is a regular bus service to Salisbury.

## Entrance Hall

Split level. Access to loft. Airing cupboard housing lagged hot water tank.

## Cloakroom

WC. Wash hand basin.

## Sitting Room 19'11" x 12'0" (6.08m x 3.66m)

Ornamental fireplace. Television aerial point.

## Dining Room 12'10" x 9'1" (3.92m x 2.79m)

## Study 10'2" x 7'3" (3.1m x 2.23m)

Shelving.

## Conservatory 11'11" x 11'6" (3.64m x 3.53m)

Doors to garden.

## Kitchen 13'2" x 10'4" (4.03m x 3.16m)

Double bowl sink unit. Space and plumbing for dishwasher. Double oven and gas hob. Range of wall cupboards and base and drawer units. Space for fridge.

## Utility Room

Space and plumbing for washing machine. Door to side. Electacare heater for central heating.

## Bedroom One 12'9" x 10'4" (3.89m x 3.15m)

Wash hand basin.

En-Suite Shower Room - Mira shower cubicle. WC.

## Bedroom Two 10'9" x 10'4" (3.30m x 3.16m)

Double wardrobe.

## Bedroom Three 10'11" x 9'8" (3.35m x 2.97m)

## Bathroom

Panelled bath with Mira shower over. Wash hand basin. WC. Fitted cupboards. Mirror and towel rail.

## Garage 17'10" x 8'7" (5.44m x 2.64m)

Controls for solar panels. Fitted electric car charger point.

## Workshop 11'6" x 9'4" (3.52m x 2.86m)

Door to garden.

## Outside

Tarmac drive with space for 3-4 cars. Room for caravan/boat.

Front garden is laid to lawn with fruit trees.

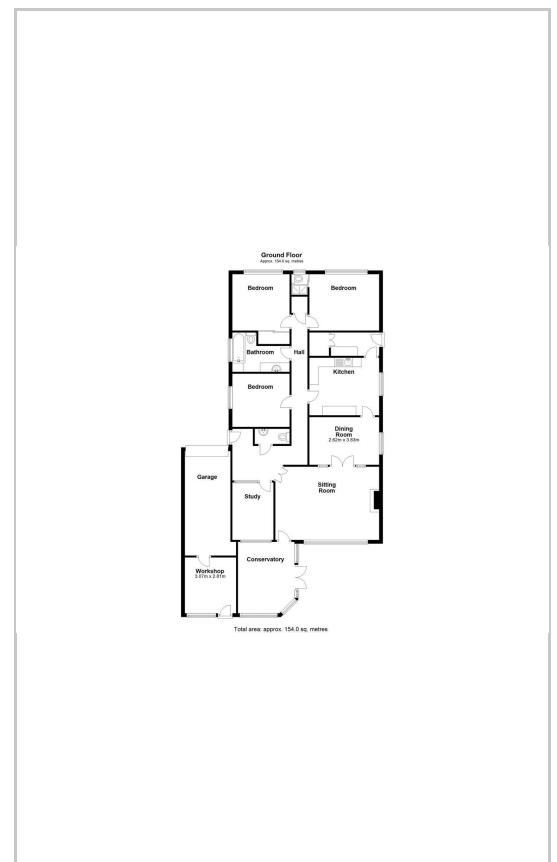
Rear garden is laid to lawn with flowerbeds, patio area and greenhouse.

Views over the recreational ground. To the side of the property is a small vegetable garden.

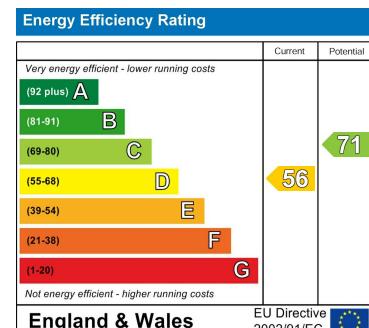
## Area Map



## 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.