

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 39 Moberly Road

Salisbury, SP1 3BZ

£945,000



A substantial family home offering a fantastic level of well proportioned and adaptable accommodation. 39 Moberly Road is a character property which has been significantly improved and extended by its current owners and can only be appreciated by a viewing. Accommodation comprises reception hallway, 7m sitting room overlooking the rear garden, 5m dining/reception room, 8m family room/lounge, kitchen/breakfast room, utility, home office, four bedrooms, three bathrooms and useful loft room/study. The general condition of 39 Moberly Road is excellent with a lovely selection of period features, yet further scope exists to personalise. Outside the property benefits from an expansive driveway and carport which provides parking for 3-4 cars comfortably. The beautifully maintained and private rear garden has a lovely array of mature planting. Moberly Road is one of the city's most sought after residential locations, very popular schools are within walking distance along with a convenience shop, country park, church and Victoria Park. The position also offers easy access to the city centre and railway station. This is a particularly rare opportunity to acquire a property of such substance and quality with no forward chain.



## Directions

Proceed to Castle Road turning right into Victoria Road. Follow the road as it bends to the left and turns into Moberly Road. Number 39 can be found on your left.

## Reception Hall 12'5" x 8'8" ext to 11'7" (3.8m x 2.65m ext to 3.55m )

Feature window to side aspect. Stairs to first floor with cupboard under. Radiator.

## Cloakroom

Low level WC, wall hung basin, double radiator, tiled floor and feature stained glazed window.

## Living Room 23'6" x 12'9" (7.17m x 3.9m )

Bi-fold doors overlooking garden, windows to side aspect, wood burning stove, radiators and picture rail.

## Dining/Reception Room 17'2" x 12'6" (5.25m x 3.83m )

Windows to front and side aspect, chimney recess, laminate flooring.

## Kitchen/Breakfast Room 19'2" x 11'3" (5.86m x 3.43m )

Window to side aspect, glazed doors to garden, fitted French Oak wall and base units, inset Belfast sink with mixer tap. Integrated fridge, space for range style cooker with extractor over. Shelved larder cupboard. Tiled floor and door to:

## Utility/Office 18'3" x 12'11" (5.58m x 3.95m )

Door and window to front aspect, door to garden. Range of fitted wall and base units, inset 1 1/2 bowl sink with drainer and mixer tap, space and plumbing for dishwasher and washing machine, space for tumble dryer and fridge/freezer. Office area fitted with L shaped work surface, tiled floor, door and steps down to:

## Family/Garden Room 27'2" x 12'2" (8.3m x 3.72m )

Windows and door to garden, log burner, laminate flooring, access hatch to under floor bomb shelter.

## Landing

Stained glazed window to side, airing cupboard, stairs to second floor, door to:

## Inner Hallway

Door to family bathroom, door to:

## Master Bedroom 17'2" x 9'2" (5.25m x 2.8m )

Window to rear aspect overlooking the garden, range of fitted wardrobes and matching bedside cabinets, access hatch to loft space.

En-Suite Bathroom – Two obscured glazed windows to side aspect, double cupboard housing the Vaillant gas fired boiler, white suite comprising a bath, low level WC and wall mounted wash hand basin, walk-in shower, shaver point, tiled flooring and splashbacks, recessed spotlights and extractor fan.

## Bedroom Two 17'11" x 12'10" (5.47m x 3.92m )

Windows to front and side aspect, range of fitted wardrobes, picture rail.

En-Suite Shower Room – Motion detecting recessed lighting, shower, wash hand basin, low level WC, heated towel rail, tiled floor and walls.

## Bedroom Three 15'8" x 12'10" (4.8m x 3.92m )

Windows to rear aspect overlooking the garden, picture rail.

## Bedroom Four 8'0" x 9'2" (2.45m x 2.8m )

Window to front aspect, useful storage recess, picture rail.

## Shower Room

Motion detecting recessed lighting, shower, wash hand basin, low level WC, heated towel rail, tiled floor and walls.

## Second Floor

## Loft Room/Study 18'0" x 10'5" (5.5m x 3.2m )

Double glazed Velux window with outstanding views toward Salisbury Cathedral, opening to area housing pressurised hot water cylinder.

## Outside

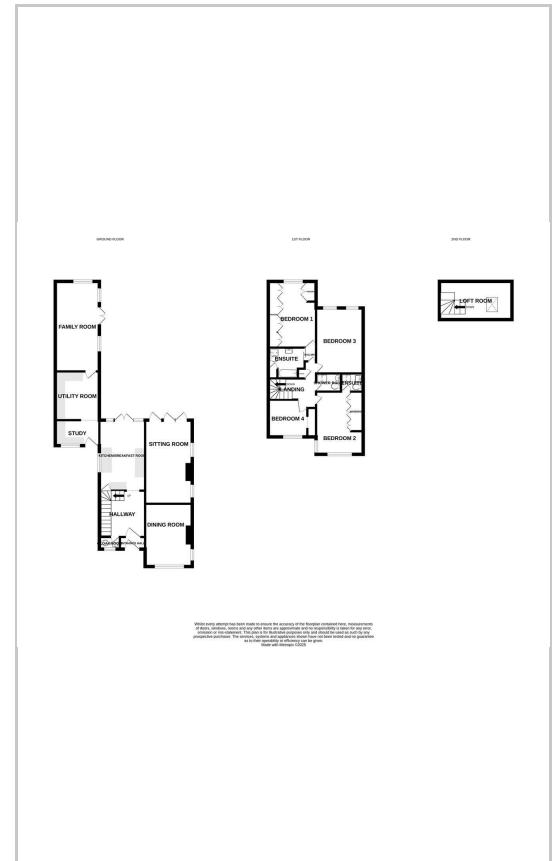
To the front of the house is a generous brick paved driveway with parking for 3-4 cars comfortably. Glazed car port providing further parking. Area of lawn enclosed by wall and fence with pedestrian access to the side.

The rear garden is a real feature of the property with a great level of privacy and lovely array of mature planting. Immediately outside the kitchen is a substantial patio area with outside tap and power. Beyond is a lovely flat area of lawn which is bordered by well staked beds and mature trees and shrubs. Toward the far end of the garden is a substantial greenhouse and garden shed.

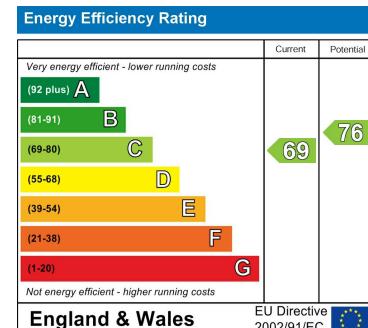
## Area Map



## Floor Plans



## Energy Efficiency Graph



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