



## 3 Charnwood Road

Salisbury, SP2 7HT

Guide price £475,000



A truly spectacular detached character house with beautiful professionally designed gardens. 3 Charnwood Road is a lovely detached home which has been extended and greatly improved by its current owner, the house has well proportioned accommodation throughout, the highlight however is the 7m x 5.45m kitchen/living/dining room which overlooks the rear garden. The stylish refurbishment has considered both the age of the original house along with modern living and blends character/charm with modern fittings and finishes. Outside 3 Charnwood Road has parking for two cars along with a beautifully landscaped rear garden which is particularly private and sunny. Located along this quiet private road on the Western side of the city, 3 Charnwood Road is a short walk from convenience stores, schools and bus stops. The location also provides great access to the city centre and railway station. This is a very rare opportunity to acquire a house of such a standard, with no onward chain. An early internal viewing is highly advised.



## Directions

Proceed to the A36 Wilton Road where Charnwood Road can be found on the left hand side. Number Three can be found on your right.

## Storm Porch

Part glazed front door.

## Entrance Hall

Stairs to first floor. Electric cupboard, radiator, picture rail. Range of understair storage cupboards and full height shelved recess/cupboard. Tiled floor.

## Sitting Room 14'5" max x 11'11" (4.4m max x 3.65m )

Box bay window to front aspect with sash style double glazing. Radiator. Inset log burner with wooden mantle and slate hearth. Range of fitted shelving and work bench, picture rail.

## Kitchen/Living/Dining Room 22'11" x 17'10" (7m x 5.45m )

A truly outstanding space which can only be truly appreciated by a visit. Laid out in two zones with tiled floor throughout.

### Kitchen Area

Refitted handmade wooden shaker wall and base units with Corian style worksurface over. Space for range style cooker, American fridge/freezer. Integral dishwasher and washing machine, inset stainless steel sink unit with mixer tap. Ceiling spotlights and column radiator.

### Living/Dining Area

Double glazed door overlooking the rear garden, vaulted ceiling with Velux windows. Radiator, wall lights.

## First Floor Landing

Drop down ladder to loft space. Radiator.

## Bedroom One 14'5" max x 9'10" extending to 11'9" (4.4m max x 3m extending to 3.6m )

Bay window to front aspect with sash style double glazed units, double radiator and picture rail. Large double built in wardrobe with high level cupboards over. Laminate floor.

## Bedroom Two 11'9" x 11'1" (3.6m x 3.4m )

Double glazed window to rear aspect. Double radiator and picture rail. Two built in double wardrobes. Laminate floor.

## Bedroom Three 7'10" x 7'10" (2.4m x 2.4m )

Double glazed sash style window to front aspect. Double radiator, picture rail and painted floorboards.

## Bathroom

White suite comprising WC, pedestal basin and panelled bath white thermostatic shower over. Tiled splashbacks and floor. Double glazed window to rear aspect, heated towel rail and inset ceiling spotlights

## Outside

To the front of the house is a double width brick paved driveway enclosed by mature hedge and wall. Pedestrian access to rear.

The rear garden is a professionally designed and landscapes space. This beautiful garden has been created to enhance privacy, the sunny aspect and reduce maintenance. Immediately outside the living space doors is a two tier paved patio with outside tap and shower, bamboo screen to side. Step down to chipped slate path which leads past a pond/water feature and an extensive range of mature planting. Toward the far end of the garden is a further paved 'hidden' seating area, garden shed and storage area. Pedestrian gate to side.

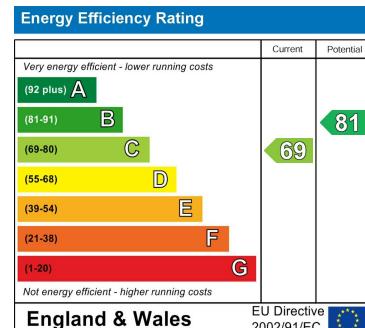
## Area Map



## Floor Plans



## Energy Efficiency Graph



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