



2 The Hollow Southampton Road

Salisbury, SP5 3EA

Guide price £550,000



This attractive modern detached residence is one of a pair built by a local builder some twelve years ago. The house is designed on an interesting split level design and has the benefit of both gas fired central heating as well as double glazing. The property is presented in very good order and on the ground floor there is a reception hall, cloakroom, door to garage. On the lower floor there is a lovely large sitting room as well as a super family kitchen dining living room. Both these rooms have doors to the rear garden. On the first floor there are four good sized bedrooms, a bathroom and a en-suite shower room.

There is an integral garage and off road parking and an attractive enclosed garden facing south to the rear with large patio with gazebo, lawns, flowerbeds and storage area with garden shed.



Location

The property is located just on the southern edge of the village of Alderbury. There is a local shop within walking distance as is the primary school and there is a good bus service running through Whaddon and Alderbury to Salisbury some four miles away. Alderbury also has a village hall, public house, church and recreation ground. Salisbury itself has an excellent variety of a shops and supermarkets, further schools and leisure facilities including a cinema and playhouse and a mainline railway station

Whaddon is also within easy reach of the south coast, Southampton, Portsmouth and the New Forest.

Reception Hall

With solid oak wood flooring, radiator. Door to Garage.

Cloakroom

With WC, wash hand basin, radiator, fitted cupboard and shelving.

Lower Ground Floor

Hall

Sitting Room 19'3" x 11'11" (5.87m x 3.64m)

With ornamental fireplace with electric fire and attractive surround, radiator, television aerial point. Doors to rear garden.

Kitchen/Dining Room

DINING AREA:

5.53m x 2.83m (18' 1" x 9' 3") With solid oak wood flooring, three radiators, recessed lights. Doors to garden.

KITCHEN AREA:

3.62m x 2.83m (11' 10" x 9' 3") With double bowl sink unit, drawers and cupboards below, built in dishwasher, fitted Bosch double oven with hob and extractor, built in fridge and freezer, extensive range of base units with granite work tops over and breakfast bar, fitted wall cupboards, solid oak wood flooring.

First Floor Landing

With access to loft with ladder.

Bedroom One 11'11" x 9'5" (3.65m x 2.88m)

With double wardrobes with mirror doors, radiator.

EN-SUITE SHOWER ROOM: With fitted shower cubicle, wash hand basin, WC, tiled walls, heated towel rail, electric shaver point and built in mirror.

Bedroom Two 10'5" x 9'8" (3.20m x 2.97m)

With double wardrobe, radiator.

Bedroom Three 12'0" x 8'7" (3.67m x 2.62m)

With double wardrobe, radiator.

Bedroom Four 9'11" x 6'10" (3.04m x 2.09m)

With wardrobe, radiator.

Bathroom

With panelled bath with shower and screen, wash hand basin, WC, radiator, part tiled walls, fitted cupboards, and wall mounted cabinet.

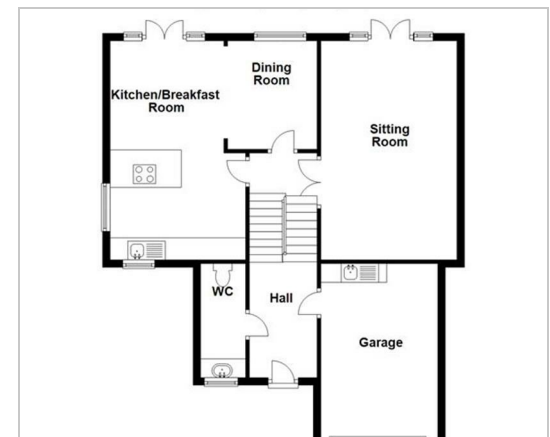
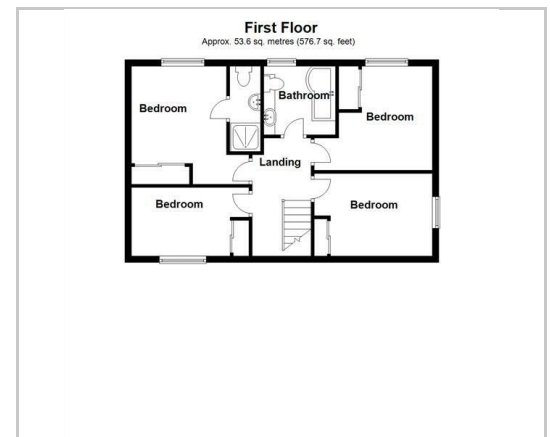
Outside

To the front of the house there is the INTEGRAL GARAGE 5.21m x 3.09m with Worcester gas fired boiler, plumbing and drainage for washing machine, space for tumble drier. The garage has an up and over door with access to storage loft. There is parking adjacent to this. There is an attractive south facing rear garden with large patio with gazebo and electric awning, lawn, flower beds, shrubs, fruit trees, roses and a small storage area with shed.

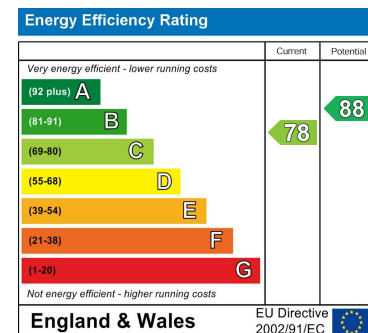
Area Map



Floor Plans



Energy Efficiency Graph



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