



42 St. Martins Close

Salisbury, SP3 4AX

Guide price £272,500



A greatly improved family home with a generous level of flexible accommodation quietly tucked away in this village location. 42 St Martins Close is a well presented property which has been greatly enhanced by its current owners, however further scope exists to enhance the house. The property offers open plan living on the ground floor with bi-fold doors out to the garden, other features include modern well-fitted kitchen, useful utility/store, ground floor cloakroom and two versatile loft rooms. 42 St Martins Close is double glazed with oil fired heating. Accommodation comprises entrance hall, open plan living room/kitchen, three well proportioned bedrooms, two loft rooms, family bathroom, cloakroom and utility/store room. Located along a quiet pedestrian pathway, 42 St Martins Close overlooks a lovely open green area which makes the position a safe environment for children. A good level of residents parking is a short walk from the house. Barford St Martin is a lovely village with useful amenities including church and public house. The thriving ancient town of Wilton is a short distance with Salisbury also within easy reach. This is a great opportunity to acquire this good value family home.



Directions

From Wilton proceed to Barford St Martin. As the road bends sharply to the left proceed straight ahead signposted Dinton. After a time turn right into Dairy Road, proceed under the railway bridge turning right into St Martins Close. Follow St Martins Close for its duration where the residents car park can be found. A path leads from this parking to number 42.

Front Door to:

Entrance Hall

Stairs to first floor. Column radiator, laminate flooring.

Ground Floor Cloakroom

Push button WC with inset wash hand basin. Tiled floor and splashbacks. Obscure double glazed window to side and ceiling spotlights.

Open Plan Living Room/Kitchen/Dining Area 14'7" x 24'5" I-shape (4.45m x 7.45m I-shape)

Double glazed window to front, double doors and bi-fold doors to rear garden. Two vertical column radiators. The kitchen area has a matching range of units with marble style work surface over. Inset Neff electric hob, twin eye level ovens. Integral dishwasher and space for American fridge/freezer. Inset sink unit with mixer tap. Breakfast bar, feature lighting and inset ceiling spotlights.

First floor Landing

Double glazed window to front aspect. Concealed staircase to loft room, ceiling spotlights and laminate flooring.

Bedroom One 11'9" x 11'8" (3.6m x 3.56m)

Double glazed window to rear, column radiator. Full width fitted wardrobe with sliding doors.

Bedroom Two 12'2" x 9'2" ext to 11'9" (3.72m x 2.8m ext to 3.6m)

Double glazed window to rear aspect. Column radiator and inset ceiling spotlights.

Bedroom Three 8'8" x 8'2" (2.65m x 2.5m)

Double glazed window to front aspect. Column radiator and inset ceiling spotlights.

Bathroom

Refitted white suite comprising jacuzzi style bath with thermostatic shower over (rainfall head), concealed cistern WC and vanity basin. Tiled splashbacks and floor, heated towel rail, obscure double glazed window to front aspect and inset ceiling spotlights.

From the landing, space-saving stairs lead to:

Lobby Area

With low level loft access and lighting. Door to:

Loft Room One 10'10" x 9'6" (3.32m x 2.9m)

Loft Room Two 10'10" x 9'6" (3.32m x 2.9m)

Velux window to front, low level eaves storage, power and light.

Outside

The house is approached via a pedestrian pathway which makes the location particularly peaceful and safe. In front of the house is a large open area of lawn with mature planting. To the far end of the pedestrian path is a communal parking area with a great level of residents parking bays and garages.

The front garden itself is well enclosed by wooden fencing with a tiled access slope/path to the front door. Alleyway to rear garden. The front garden is predominantly laid to lawn with a concealed bin store.

Immediately outside the bi-fold doors is a covered area with tiled floor and power. High level gate to side and access to utility shed. The paving extends to a lovely seating area. Steps lead up to a generous artificial lawn which is enclosed by wooden fencing. Oil tank.

Utility Shed (2m x 2m)

Brick built with part glazed door and window. Plumbing and space for washing machine. Worksurface with further utility spaces under. Power/light. Oil fired boiler.

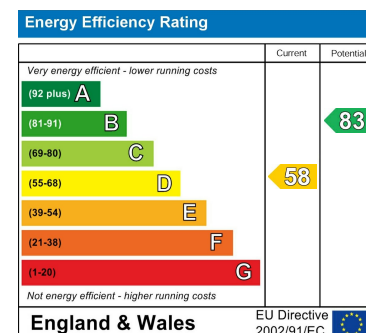
Area Map



Floor Plans



Energy Efficiency Graph



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