



44 Barnard Field

Salisbury, SP4 7FE

£410,000



A well designed and laid out detached family home quietly situated in this popular and pleasant residential setting. 44 Barnard Field is a four bedroom detached property with a number of appealing features only appreciated by a viewing. The property is generally offered in good order throughout with a recently replaced boiler, however there is scope to personalise. Accommodation comprises entrance hall, cloakroom, sitting room with doors to the rear garden, separate dining room, kitchen, utility room, four bedrooms and two bathrooms. Buyers will note the generous driveway and garage as well as the sunny and private rear garden. Barnard Field is a modern but established residential road a short distance from Amesbury town centre, the house also has a number of useful amenities within easy walking distance. The location provides great access to Boscombe/Porton Down, the A303 and Salisbury. An early internal viewing is advised.



Description

From the Boscombe Road turn left into Chambers Avenue, then take the second right turning into Blackcross Road. Follow this road as it turns into Redworth Drive and take the first turning right onto Barnard Field, continue on the road around the left hand corner where number 44 can be found on the left.

Entrance Hall

Stairs to first floor with storage cupboard. Radiator. Laminate flooring.

Cloakroom

Low level WC and pedestal basin with tiled splashbacks and floor. Obscure double glazed window to side, heated towel rail.

Sitting Room 11'3" x 14'7" (3.45m x 4.45m)

Double glazed doors to rear garden. Radiator. Double doors to:

Dining Room 13'5" x 8'8" (4.1m x 2.65m)

Double glazed window to front aspect Double radiator. Laminate flooring.

Kitchen 10'5" x 11'11" (3.2m x 3.65m)

Matching range of wall and base units with worksurface over. Inset gas hob with extractor hood over, double oven under. Space for fridge/freezer, inset 1 ¼ bowl stainless sink unit with mixer tap, tiled splashbacks and tiled floor. Double glazed window to rear garden.

Utility Room 1.85m x 2.1m

Matching wall and base units with worksurface over. Inset stainless steel sink unit. Plumbing and space for washing machine. Tiled splashbacks and floor. Door to side.

First Floor Landing

Full height cupboard housing Glow Worm boiler. Radiator.

Bedroom One 12'3" x 10'11" (3.75m x 3.35m)

Double window to rear aspect. Built in double wardrobes. En-suite – Refitted WC, vanity basin and tiled splashbacks with thermostatic controls, heated towel rail, obscure double glazed window.

Bedroom Two 13'9" x 9'0" (4.2m x 2.75m)

Double glazed window to front aspect. Radiator.

Bedroom Three 8'6" x 11'1" (2.6m x 3.4m)

Double glazed window to front aspect. Radiator.

Bedroom Four 9'10" x 7'0" ext to 10'7" (3m x 2.15m ext to 3.25m)

Double glazed window to rear aspect. Radiator.

Bathroom 6'4" x 7'0" (1.95m x 2.15m)

White suite comprising WC, pedestal basin and panelled bath with mixer tap and thermostatic shower. Tiled splashbacks, heated towel rail, obscure double glazed window.

Outside

To the front of the house is a small paved area and mature hedging. The tarmacadam drive stretches to the side of the house providing parking for two cars comfortably, pedestrian access to rear garden.

Garage – Up and over door to front. Power and light.

The rear garden is a particular feature of the house, very well enclosed and private with a sunny aspect this space holds huge potential for an extension (subject to planning consent) and/or landscaping. Immediately outside the sitting room doors is a paved patio area which leads to the side pedestrian access, outside tap. Beyond is a flat area of lawn which extends behind the garage providing a perfect space for garden shed etc.

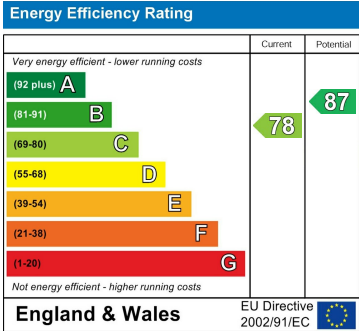
Area Map



Floor Plans



Energy Efficiency Graph



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