



## 7 Cedar Close

Salisbury, SP2 9JA

£249,950



A surprisingly spacious two double bedroom house enjoying a lovely peaceful position backing onto woodland. 7 Cedar Close offers a number of very appealing features including driveway/modern garage with power and light, lovely garden/sun room, double glazing, high efficiency electric heaters and log burner. The property is offered in good order throughout and with vacant possession. Outside 7 Cedar Close has a generous front garden and lovely private rear garden with direct access to the garage and driveway. Cedar Close is a small cul-de-sac located on the North Western side of the city, the property is within walking distance of a number of useful amenities as well as providing good access to Salisbury city centre.



## Directions

Proceed to Pembroke Road for its duration, turning left at the T-junction into Rawlence Road. Follow this road as it turns into Westwood Road. After a time turn right into Pinewood Way, where Cedar Close can be found on your left hand side.

## Entrance Passage

Very useful area of storage. Wooden front door. Door to rear garden, side lobby and hallway. Power and light.

## Entrance Hall

Stairs to first floor. Feature circular window. Electric heater and laminate flooring.

## Sitting Room 11'5" x 11'1" (3.5m x 3.4m )

Double glazed window to front aspect. Log burner with tiled hearth and electric heater.

## Kitchen 14'11" extending to 18'0" x 9'0" (4.55m extending to 5.5m x 2.75m )

Painted wall and base units with worksurface over. Space for oven, dishwasher, fridge and freezer. Inset 1 ¼ bowl sink unit with mixer tap. Tiled splash backs and floor. Large under stair storage cupboard. Arch to lobby area. Lobby with door to side porch. Full height utility cupboard with space for washing machine/tumble dryer.

Open plan to:

## Garden Room 11'6" x 9'4" (3.51m x 2.85m )

A lovely light filled room overlooking the rear garden. Double glazed doors and roof.

## First Floor Landing

Laminate flooring.

## Bedroom One 11'7" ext to 15'1" x 11'3" (3.54m ext to 4.6m x 3.45m )

Double glazed window to front. Electric heater. Laminate floor. Double width wardrobe cupboard. Walk-in wardrobe (1.9m x 1.15m) with hanging and shelving. Laminate flooring.

## Bedroom Two 11'9" x 9'4" (3.6m x 2.85m )

Double glazed window overlooking the rear garden. Electric heater. Laminate flooring. Access to loft.

## Bathroom

Stylish refitted contemporary suite comprising push button WC, basin and panelled bath with shower over and glazed screen. Tiled walls, heated towel rail and obscure double glazed window to rear.

## Outside

To the front of the house is an area of lawn with picket fence to either side with pathway to front door. The rear garden is a particular feature of the house with a lovely aspect overlooking woodland. Generous area of lawn with paved area leading to hallway/passage. To the far end of the garden is a more generous paved area with contemporary pergola. Pedestrian door to garage and gate to driveway. The garden is very well enclosed by wooden fencing.

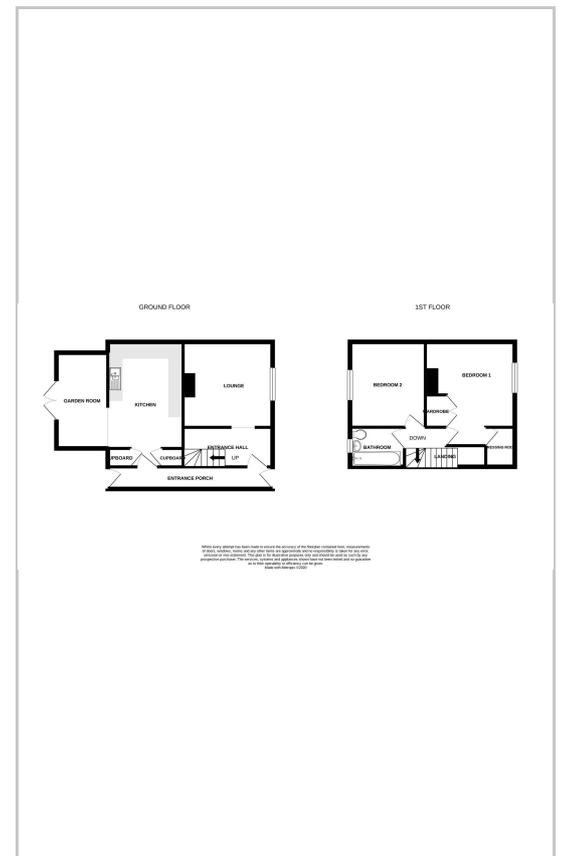
## Garage

Upgraded levels of insulation with up and over door to driveway, door to garden. Loft storage, power and light. In front of the garage is a driveway for 1-2 vehicles.

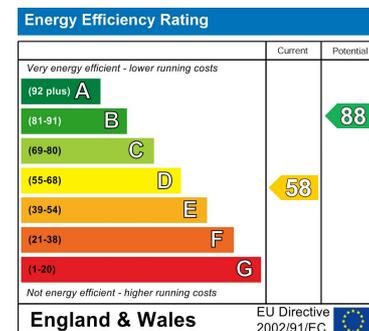
## Area Map



## Floor Plans



## Energy Efficiency Graph



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