

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 29 Anderson Road

Salisbury, SP1 3DX

£425,000



An extended and beautifully presented semi-detached home boasting an outstanding garden backing onto open downland. 29 Anderson Road is a lovely and flexible family home which could yield four bedrooms. Offered for sale in exceptional order throughout, the property and its garden can only be appreciated by a viewing. Accommodation comprises entrance lobby, hallway, 4.7m x 4m sitting room, dining room/bedroom four, 5.6m x 4.65m kitchen, utility room, ground floor cloak/shower room, three double bedrooms and bathroom. Outside, 29 Anderson Road benefits from off-road parking and pleasant front garden, the rear garden is a real feature of the house with a range of seating areas and impressive levels of mature planting. The property backs onto open downland which is preserved as a Country Park and provides a lovely aspect and open walking. Located on Bishopdown, Anderson Road is a short walk from sought after schools, convenience shop and bus stops.





Directions

Proceed to St Pauls roundabout taking the exit for St Marks Avenue. Follow St Marks Avenue past Somerset Road as it turns into Bishopdown Road. Proceed down the hill turning left into Anderson Road. Follow the road where number 29 can be found on the left.

Double Glazed Front Door to:

Entrance Porch  
Tiled flooring.

Entrance Hall  
Stairs to first floor. Column radiator. Oak flooring.

Sitting Room 15'5" x 13'1" (4.7m x 4m )  
Generously proportioned and light room with double glazed picture window to front aspect. Feature brick fireplace with wooden mantle, radiator and oak flooring.

Dining Room/Bedroom Four 11'7" x 11'2" (3.55m x 3.42m )  
Double glazed window to front aspect, radiator and oak flooring.

Kitchen 18'4" x 15'3" (5.6m x 4.65m )  
Hugely impressive space with double glazed doors overlooking the rear garden. Shaker style wall and base units with solid wood worksurface over, matching island with granite worksurface. Space for range style cooker, American fridge/freezer, inset sink unit with mixer tap. Exposed brickwork, slate flooring and ceiling spotlights.

Utility Room 7'11" x 5'5" (2.42m x 1.67m )  
Matching wall and base units with worksurface over. Plumbing and space for washing machine. Double glazed door and window to rear. Heated towel rail and ceiling spotlights.

Shower Room  
Stylish white suite comprising concealed cistern WC, vanity basin and generous tiled shower enclosure. Heated towel rail, obscure double glazed window to side aspect and tiled floor.

First Floor Landing  
Access to loft.

Bedroom One 10'9" x 10'7" (3.3m x 3.25m )  
Double glazed window to front aspect with views. Built in deep double wardrobe. Radiator. Stripped floorboards.

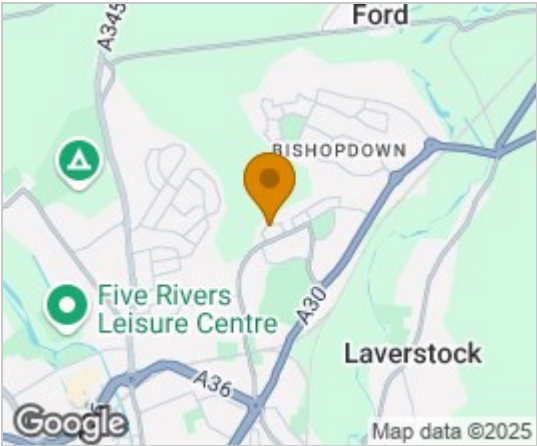
Bedroom Two 10'7" x 9'1" ext to 11'9" (3.25m x 2.77m ext to 3.6m )  
Double glazed window to side aspect. Built in double wardrobe and full height cupboard housing gas boiler. Column radiator. Stripped floorboards.

Bedroom Three 9'6" x 8'8" (2.9m x 2.65m )  
Double glazed window to rear aspect overlooking the rear garden. Radiator.

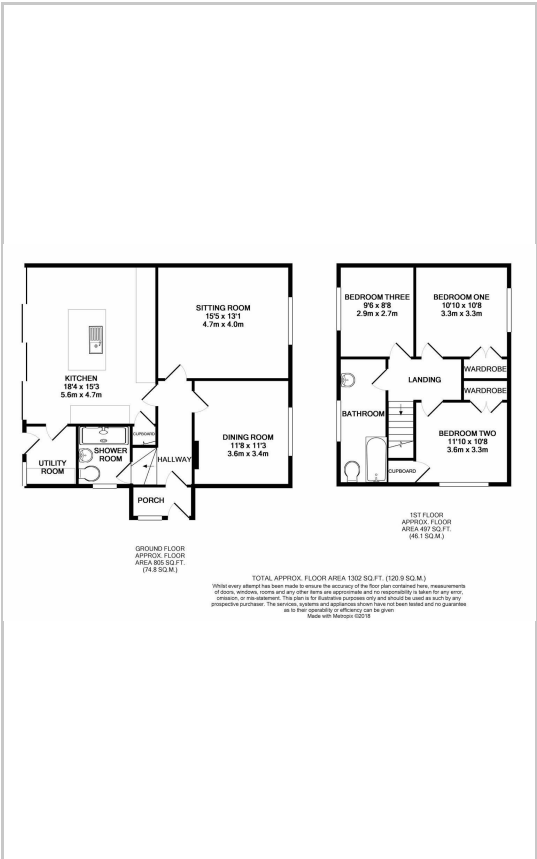
Bathroom 9'10" x 5'4" (3m x 1.65m )  
White suite comprising WC, pedestal basin and double ended bath with mixer/shower attachment. Tiled splashbacks. Heated towel rail. Obscure double glazed window. Ceiling spotlights and extractor.

Outside  
To the front of the house is a generous area of garden with an array of lower level planting. Concrete driveway provides parking for 1-2 cars and pedestrian access to the rear garden. To the rear of the house is a path leading to paved utility area and access to substantial masonry shed (5.5m x 2.7m) with power and light. Steps lead up to a beautifully presented terrace with a selection of mature planting. A pathway passes some flower beds and further seating area with pergola. There are three generous areas of lawn all with mature planting. Towards the far end of the garden is a neat vegetable patch and a lovely gazebo which benefits from light and power. Pedestrian gate out on to open downland.

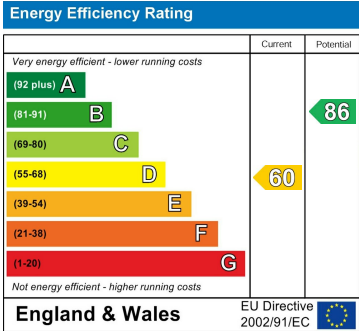
Area Map



Floor Plans



Energy Efficiency Graph



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