



1 Woodbury Rise

Salisbury, SP2 8AD

£425,000



An impressive and substantial home located in one of Salisbury's most sought after locations. 1 Woodbury Rise is a particularly generous and versatile home offered to the market in very good order throughout and with vacant possession. The accommodation comprises entrance hall, 5.6m kitchen, two 5.5m reception rooms, four bedrooms, three bathrooms and cloakroom. Laid out over three floors the accommodation offers great flexibility to suit a range of needs/requirements. The property has a pleasant and private rear garden which has recently been relandscaped, garage and double depth driveway. 1 Woodbury Rise sits within this small development in the extremely popular residential area of Harnham, the development has open countryside on its doorstep with a very popular convenience store close by. Salisbury District Hospital and a host of other amenities, including sought after schools, nursery, church and bus stops are also within walking distance. An early viewing is advised.



Directions

Proceed to the A338 Downton Road turning right at the traffic lights into Rowbarrow. Turn first left into The Crescent, as the road bends right turn left into Rowbarrow Lane. Turn right into Woodbury Rise where number one can be found immediately on your left hand side.

Entrance Hall

Stairs to the first floor. Understair cupboard, radiator, telephone point and wooden floors.

Cloakroom

Low level WC and basin with tiled splashbacks and floor. Radiator and extractor.

Kitchen/Dining Room 18'4" x 9'4" (5.6m x 2.85m)

Matching gloss fronted wall and base units with worksurface over. Inset gas hob, extractor hood and double oven under. Integral dishwasher, and space for washing machine. Wall mounted Worcester gas boiler. Inset stainless steel sink unit with mixer tap. Tiled splashbacks and flooring. Double glazed windows and doors to rear garden. Double glazed window to front. Space for table.

Sitting Room/Dining Room 18'0" x 9'10" (5.5m x 3m)

Double glazed windows to side and front aspect. Two radiators, television aerial and telephone point. Wooden flooring.

First Floor Landing

Stairs to second floor. Full height cupboard housing the thermal heated tank. Door to shower room. Double glazed window to side aspect.

First Floor Sitting Room 18'0" x 9'10" (5.5m x 3m)

Double glazed windows to side and front aspects. Two radiators and TV aerial point.

Bedroom One 9'2" x 11'5" (2.8m x 3.5m)

Double glazed window to side aspect. Radiator. TV and telephone points.

Shower Room

White WC, pedestal basin and shower enclosure with thermostatic controls. Radiator, obscure glazed window, extractor fan.

Second Floor Landing

Full height linen cupboard.

Bedroom Two 9'10" x 14'8" max (3m x 4.48m max)

Double glazed windows to side and rear aspects. Three built in wardrobes. Radiator.

En-Suite – Refitted WC, basin and shower enclosure with 'wet wall' splashbacks. Heated towel rail. Obscure double glazed window, extractor fan and ceiling spotlights.

Bedroom Three 8'10" ext to 14'9" x 10'4" (2.7m ext to 4.5m x 3.15m)

Double glazed windows to front and side aspects. Radiator.

Bedroom Four 8'10" x 7'0" (2.7m x 2.15m)

Double glazed window to side aspect. Radiator. Access to loft.

Bathroom

White WC, pedestal basin and panelled bath with mixer/shower attachment. Tiled splashbacks, radiator and obscure glazed window. Extractor fan.

Outside

To one side of the property is a gravelled area of garden enclosed by picket fence. To the other side of the property is a private and sunny garden which is well enclosed by high level wall and fence. The garden has recently been landscaped with two generous areas of sandstone paving with railway sleeper edged flower beds with a range of planting. Outside tap and lights, gate leading to private rear driveway. The good length driveway providing parking for one car.

Garage 5.15m x 2.75m

Up and over door and loft storage, power and light.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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