



7 Grovely Mews Shaftesbury Road

Salisbury, SP2 0JW

£345,000



A substantial modern townhouse offering a fantastic level of adaptable accommodation. 7 Grovely Mews is a well proportioned and versatile home built to a high standard some 23 years ago. The current owner has maintained the property well and made a number of improvements and enhancements. Accommodation comprises entrance hallway, cloakroom, living/dining room, attractively fitted kitchen, 6m sitting room, master bedroom with en-suite bathroom, two further double bedrooms and family bathroom - if required 7 Grovely Mews could be easily reconfigured to provide four bedrooms. Outside the house has a particularly attractive and private rear garden, garage and two generous parking spaces. Grovely Mews is located a short level walk from Wilton town centre with its host of amenities including doctors surgery, dentist, churches, shops, cafes and public houses. Open countryside is a short distance and the location provides easy access to Salisbury city centre. An internal viewing is essential to fully appreciate what this property has to offer.



Directions

Proceed to Wilton, from West Street follow the road as it bends sharply left. Pass the turning for Water Ditchampton where Grovely Mews can be found on the right.

Replacement Composite Door to:

Entrance Hall

Light and welcoming space with stairs to first floor. Double glazed window to front aspect and radiator.

Cloakroom

Low level WC and wash hand basin. Tiled splashbacks, radiator and extractor fan.

Day/Family Room 10'5" x 9'6" (3.2m x 2.9m)

Double glazed window to front aspect. Radiator and television point. Arch to:

Kitchen/Dining Room 15'10" x 11'7" max (4.85m x 3.55m max)

The dining area has double glazed doors to the rear garden and radiator. The kitchen area is fitted with an attractive range of shaker style wall and base units with work surface. Inset stainless steel sink unit with mixer tap over. Inset gas hob with electric oven under and extractor hood. Space for fridge/freezer and washing machine. Wall mounted gas boiler, island unit, tiled splashbacks, double glazed window overlooking the rear garden and ceiling spotlights.

First Floor Landing

Stairs to second floor, double glazed window to front aspect and radiator.

Sitting Room 20'6" x 12'11" max (6.25m x 3.95m max)

Impressive light filled room with double glazed windows to front and rear aspect. Living flame fire with light stone surround and hearth. Radiators and television aerial point.

Master Bedroom 13'11" x 9'6" (4.25m x 2.9m)

Double glazed window to rear aspect, built in deep wardrobe, radiator and television aerial point.

En-Suite – White suite with low level WC, pedestal basin and panelled bath with mixer/shower tap. Tiled splashbacks, obscure double glazed window to rear, radiator and extractor fan.

Second Floor Landing

Double width airing cupboard housing pressurised hot water tank and shelving

Bedroom Two 13'1" x 9'6" (4m x 2.9m)

Bedroom Three 14'9" x 7'4" (4.5m x 2.25m)

Double glazed window to front aspect. Radiator.

Family Bathroom

White suite comprising WC, pedestal basin and panelled bath with mixer/shower tap. Tiled splashbacks, radiator, extractor fan and ceiling spotlights.

Outside

To the front of the house is a small area of garden enclosed by low level brick wall with a great level of mature planting. A private access drive leads to an enclosed courtyard where the property has two allocated parking spaces, pedestrian gate to the rear garden.

Garage – Up and over door.

The rear garden is very well enclosed by high level wall and fencing. Immediately outside the kitchen is a paved patio area with tap and light, beyond is a number of gravelled areas with a lovely array of mature planting including ornamental trees and shrubs. Toward the far end of the garden is a summer house (3m x 2.4m) which is currently used as an art studio.

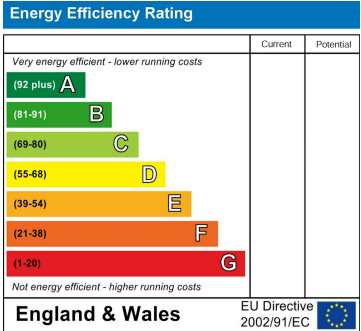
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.