



## 64 Sherbourne Drive

Old Sarum, SP4 6GA

£475,000



A truly stunning detached home occupying a tranquil and enviable position within this development. 64 Sherbourne Drive is a lovely family home which has been greatly improved by its current owners which can only be appreciated by a visit. The property has a very practical layout refined by the current owners with accommodation comprising entrance hallway, cloakroom, 6.85m sitting room, 6.85m refitted and fully integral kitchen, four bedrooms and two bathrooms. Outside, 64 Sherbourne Drive has a private and low maintenance rear garden with impressive contemporary pergola. The double garage can be accessed directly from the garden and has been partially converted making it useable for a number of potential options. Quietly situated within the development the house has a lovely view over a tree filled protected open area, local schools and shops are within an easy walk and a bus service provides easy access to the city centre.



## Directions

Proceed to Old Sarum turning left at the second group of traffic lights into Sherbourne Drive. Follow the road as it passes Lapwing Drive, Robin Road, Norman Drive and continue as it bends left. Number 64 can then be found on your left hand side.

## Double Glazed Front Door to:

### Entrance Hall

Stairs to first floor with bespoke storage under. Radiator. Tiled floor.

### Cloakroom

Low level WC, pedestal basin with splashbacks and floor. Radiator and obscure double glazed window to rear. Extractor fan.

### Sitting Room 22'5" x 11'3" (6.85m x 3.45m )

Double glazed window to front and doors to rear. Feature living flame fire, display niches and shelving, feature plasterwork. Laminate flooring.

### Kitchen/Dining Room 22'5" x 8'0" ext to 12'11" (6.85m x 2.45m ext to 3.95m )

Hugely impressive space refitted to an exceptional standard with matching range of contemporary handle-less units with quartz work surface over. Inset induction hob, with extractor hood over, built in double oven, microwave, coffee machine, dishwasher and washer/dryer. Quooker hot water tap and waste disposal unit. Space for American style refrigerator and wine cooler, inset 1 ¼ bowl sink unit with mixer tap and wall mounted gas boiler. Very useful walk-in larder cupboard, substantial breakfast bar with further storage, double glazed windows to front and rear aspect with door to side. Extensive range of ceiling, under unit and feature LED lighting.

## First Floor

Full height airing cupboard. Radiator.

### Bedroom One 11'7" x 10'8" (3.55m x 3.26m )

Double glazed window to front aspect with trees. Radiator. Five built in wardrobes. Laminate flooring.

En-Suite – Refitted shower enclosure with thermostatic control, wet-wall splashbacks, low level WC, pedestal basin, heated towel rail, obscure double glazed window.

### Bedroom Two 11'0" ext to 13'1" x 9'10" (3.36m ext to 4m x 3m )

Double glazed window to front aspect. Radiator. Two built in double wardrobes. Laminate flooring.

### Bedroom Three 11'7" x 9'4" (3.55m x 2.85m )

Double glazed window to rear aspect. Radiator.

### Bedroom Four 9'0" x 8'8" (2.75m x 2.65m )

Double glazed window to rear aspect. Radiator.

## Family Bathroom

White WC, pedestal basin and panelled bath with thermostatic control. Tiled splashbacks, obscure double glazed window, radiator, inset ceiling spotlights.

## Outside

To the front of the house is a small area of garden with hedgerow enclosed by railings. A driveway leads to one side of the property to a private drive with space for two cars comfortably, leading to the garage.

### Double Garage (5.35m x 4.95m)

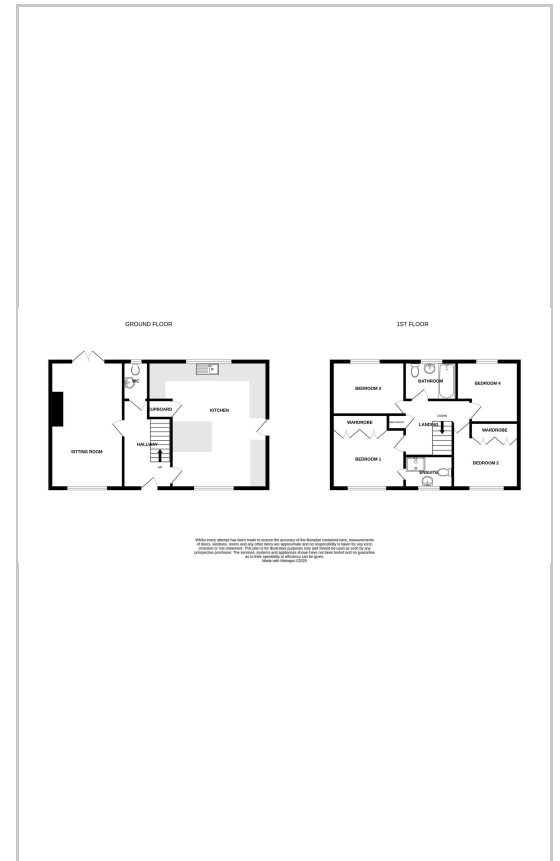
Partially converted with one electric roller door and one screened up and over door. Power and light. Loft storage and door to garden.

Rear Garden – The rear garden is very well enclosed by wall and fencing, very private with a sunny aspect. Immediately outside the sitting room and kitchen is a generous area of composite decking with contemporary aluminium pergola over. Beyond the decking is an area of artificial lawn and gravel with a range of mature planting. Two bespoke garden sheds, gate, outside lights and socket.

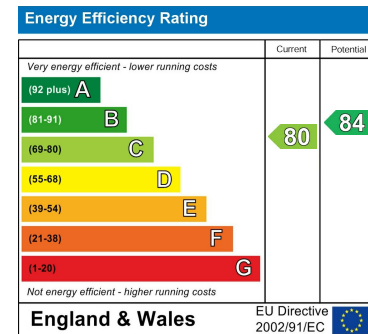
## Area Map



## Floor Plans



## Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>