



6 Owlswood

Salisbury, SP2 8DN

£375,000



A well proportioned detached modern home occupying a peaceful and private plot. 6 Owlswood is a well maintained property which has benefited from a number of improvements by its current owner but also offers huge scope. The property boasts a 7m living room, a substantial double glazed conservatory, kitchen/breakfast room, three double bedrooms, bathroom and WC. The house is double glazed with gas heating and is decoratively well presented throughout. One of the stand out features of 6 Owlswood is its plot, located at the end of this small cul-de-sac the property enjoys a particularly wide frontage which provides a generous 2/3 car driveway. The rear garden has been landscaped and is very well enclosed and private with a number of useful sheds/outbuilding. Located in Ridings Mead the house lies within the popular residential area of Harnham, a short walk from the district hospital, open countryside with popular convenience shops, sought after schools, church and public house also within walking distance. An early viewing is advised.



Directions

Proceed to Ridings Mead from the A354 Coombe Road. Follow Heronswood for a time passing Ravenscroft and Wrenscroft, turning left into Owlswood. Number six can be found at the far end of the close.

Double Glazed Front Door to:

Entrance Hall

Stairs to the first floor, shelved storage cupboard and radiator.

Cloakroom

Modern push button WC and wash hand basin. Obscure double glazed window and radiator.

Living Room 24'0" x 12'2" reducing to 10'7" (7.34m x 3.71m reducing to 3.23m)

Double glazed window to front aspect and double doors to conservatory. Two radiators and laminate floor.

Conservatory 12'7" x 11'6" (3.84m x 3.53m)

Quality double glazed construction with double glazed roof. Double doors to side. Power and tiled floor.

Kitchen/Breakfast Room 14'7" x 10'4" (4.45m x 3.15m)

Matching wall and base units with worksurface over. Built in gas hob with extractor fan over and eye level double oven. Space for fridge/freezer, dishwasher and washing machine. Inset stainless steel sink with mixer tap, breakfast bar, understair broom cupboard and tiled floor. Double glazed window overlooking the rear garden and door to side.

First Floor Landing

Access to loft space, double width airing cupboard housing Worcester gas boiler.

Bedroom One 12'2" x 11'8" (3.73m x 3.58m)

Double glazed window to front aspect. Radiator and over stair storage cupboard/wardrobe.

Bedroom Two 11'8" x 10'7" (3.58m x 3.23m)

Double glazed window overlooking the rear garden and views. Radiator.

Bedroom Three 10'4" x 8'7" (3.17m x 2.62m)

Double glazed window overlooking the rear garden and view beyond. Radiator.

Shower Room

Obscure double glazed window to front aspect. Shower enclosure with thermostatic controls, wash hand basin and WC. Radiator.

Outside

To the front of the house is an area of lawn with well stocked flower beds/rockery border. Steps to front door with courtesy light.

To the side of the house is a generous driveway with parking for two cars comfortably. Bin store and five bar gate, inside this gate is the driveway which continues providing another parking space as well as vehicular access to the garage and pedestrian access to the rear garden. Outside tap and courtesy light.

Garage (5m x 2.55m)

Split garage door with personal access. Power and light. Window to side and direct access to shed.

The rear garden is very well enclosed by wall and fencing, which makes this particularly private space. Immediately outside the conservatory is a paved patio area, a pathway with pergola leads down to a lower paved area with pedestrian access to the driveway and garden sheds. Two areas of lawn with a lovely range of planting. To the far side of the house is a lean-to style shed which could be removed to provide an alternative pedestrian path to the front.

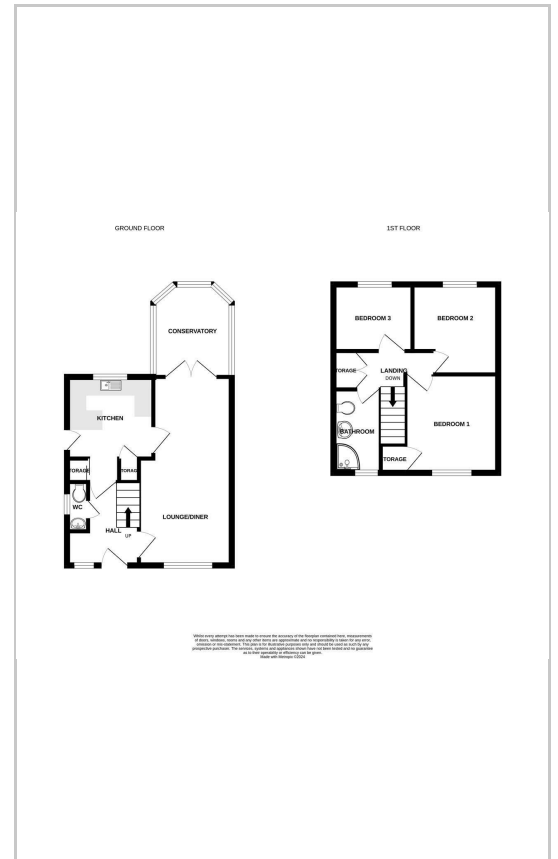
Garden Shed (3.7m x 2.15m) Directly accessed from the rear of the garage. Door to garden.

Potting Shed (2.1m x 2.5m) Timber construction.

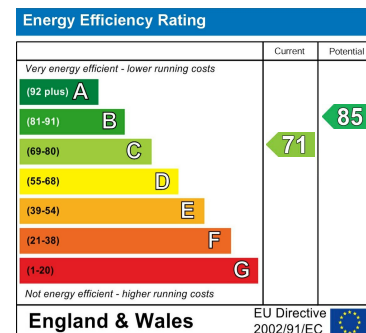
Area Map



Floor Plans



Energy Efficiency Graph



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