



## 75 Netherhampton Road

Salisbury, SP2 8NA

£465,000



An extended and greatly improved 3-4 bedroom detached bungalow within this perennially popular location. 75 Netherhampton Road is an impressive property with an outstanding 7m kitchen/living/dining space with bi-fold doors to the garden. The flexible accommodation also comprises entrance porch, hallway, sitting room, three double bedrooms, two bathrooms and study/bedroom four. Outside, 75 Netherhampton Road has an expansive driveway with parking for numerous vehicles, modern garage and well enclosed rear garden with a Southerly aspect. Further potential exists for creating additional accommodation within the roofspace, subject to consent. Located in the very popular residential area of Harnham the property is a short walk from a convenience shop/post office, bus stop, very popular infant/junior schools, church and public house. The position also offers riverside and woodland walks close by. An early viewing is essential.





## Directions

Proceed to Netherhampton Road where number 75 can be found just beyond Norfolk Road.

## Entrance Porch

Double glazed front door to part glazed door to:

## Entrance Hall

Radiator. Low level fuse cupboard. Picture rail.

## Sitting Room 14'5" ext to 15'10" x 13'5" (4.4m ext to 4.85m x 4.1m)

Double glazed window to side aspect. Radiator, feature fireplace and picture rail.

## Kitchen/Dining/Living Room 22'11" x 14'5" (7m x 4.4m )

This hugely impressive open plan room provides the perfect space for modern family life. Tiled floor throughout with underfloor heating. Dining/Seating Area – Bi-fold doors to rear garden.

## Kitchen

Oak fronted wall and base units with worksurface over. Inset ceramic AEG hob with extractor fan. Eye level double oven, integral dishwasher, fridge/freezer, serving freezer, washing machine. Access to loft space. Velux windows to side.

## Shower Room

Double shower enclosure, vanity basin and concealed cistern WC. Heated towel rail. Obscure double glazed window.

## Bedroom One 12'3" x 13'1" (3.75m x 4m )

Double glazed bay window to front aspect. 4 x built in wardrobes. Radiator.

## Bedroom Two 11'11" x 10'5" (3.65m x 3.2m )

Double glazed window to side. Radiator.

## Bedroom Three 10'9" x 9'6" (3.3m x 2.9m )

Double glazed picture window to side. Radiator. Built in double wardrobe.

## Bedroom Four/Study/Boot Room 9'0" x 8'6" (2.75m x 2.61m )

Double glazed window and door to side. Radiator. Laminate flooring.

## Bathroom

White suite consisting of WC, pedestal basin and panelled bath with shower over. Tiled splashbacks, heated towel rail, obscure double glazed window.

## Garage 22'1" x 8'4" (6.75m x 2.55m )

Up and over door. Power and light.

## Outside

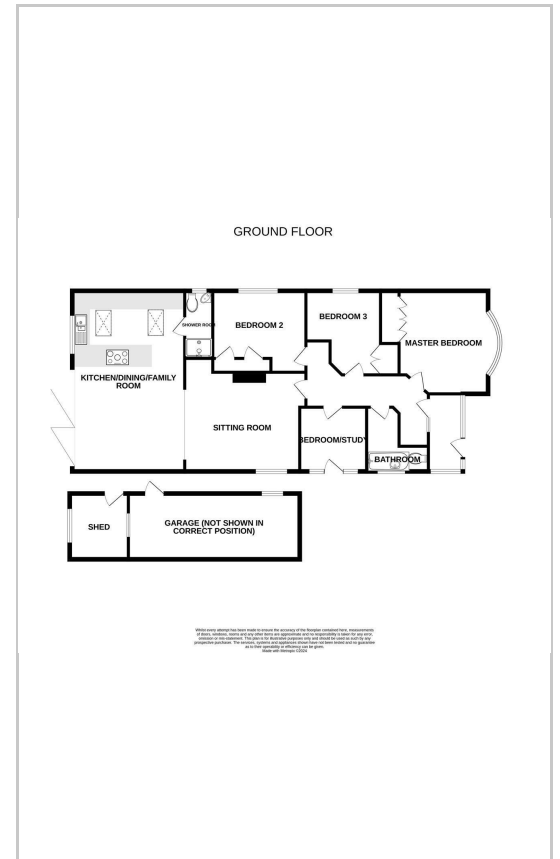
To the front of the property is an expansive gravel driveway providing parking for five/six cars comfortably. Double gates to side.

To the side of the property is a concrete pathway which leads to the garage and rear garden. Immediately outside the kitchen/dining room is a generous sandstone patio area with outside tap and socket. Beyond is a level area of lawn with concealed garden shed, steps with low level hedging leads up to a further area of lawn with summer house.

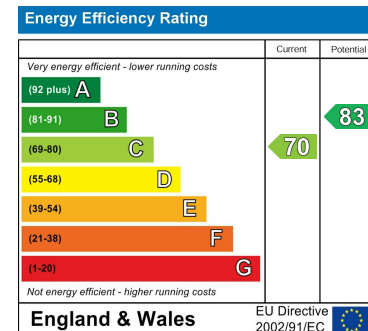
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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