



## 22 Great Croft

Salisbury, SP5 1SN

Guide price £375,000



A deceptively spacious chalet bungalow offering generous and flexible accommodation as well as a truly outstanding garden. 22 Great Croft has been a well loved family home and has been well maintained over the years, however the property now offers the opportunity to enhance and personalise. The bungalow is double glazed with oil fired heating (modern external boiler) with accommodation currently comprising entrance hall, sitting room, dining room, kitchen, utility/lobby, ground floor bedroom, bathroom, study/potential bedroom, two first floor bedrooms and cloakroom. Sitting toward the end of this quiet cul-de-sac 22 Great Croft occupies an enviable plot which can only be appreciated by a visit. The generous driveway, which provides parking for several vehicles, leads to a substantial garage and car port. The rear garden is a beautiful space overlooking woodland with a fantastic array of planting including fruit trees and bushes with huge potential for garden buildings etc. Firsdown is a semi-rural area which is close to the vibrant village of Winterslow, where a whole host of amenities including schools, shop, public house and churches can be found. The location also provides good access to Salisbury.



## Directions

Proceed to Firsdown following Firs Road for a time where Great Croft can be found on your right hand side.

## Front Door to:

### Entrance Hall

Radiator.

### Sitting Room 18'0" x 10'7" (5.5m x 3.25m )

Double glazed picture window to front aspect, glazed sliding doors to dining room, open fireplace with stone surround and double radiator.

### Dining Room 11'5" x 12'3" (3.5m x 3.75m )

Double glazed sliding doors to garden, stairs to first floor and radiator.

### Ground Floor Bedroom 11'5" x 10'4" max (3.5m x 3.15m max )

Double glazed window overlooking the garden, range of built in wardrobes, cupboards and drawers, radiator.

### Kitchen 11'9" x 8'8" (3.6m x 2.65m )

Matching range of wall and base units with worksurface over. Space for electric oven and washing machine, inset stainless steel sink unit with mixer tap and tiled splashbacks. Part glazed door to lobby, double glazed window to side and radiator.

### Rear Lobby/Utility 9'2" x 4'7" (2.8m x 1.4m )

Double glazed door and window, range of fitted wall and base units. Door to:

### Utility/Potential Bedroom/Study 9'2" x 11'5" (2.8m x 3.5m )

Double glazed window overlooking the rear garden, range of fitted wall and base units, radiator.

### Bathroom 8'8" x 5'8" (2.65m x 1.75m )

Well refitted suite comprising concealed cistern WC, vanity sink unit and walk-in shower enclosure with wet wall splashbacks. Tiled splashbacks, heated towel rail, obscure double glazed window to side and ceiling spotlights.

### First Floor Landing

Obscure double glazed window to rear aspect.

### Cloakroom

Low level macerating WC and vanity basin.

### Bedroom Two 13'7" x 10'2" (4.15m x 3.10m )

Double glazed window overlooking the rear garden, built in storage cupboard and radiator.

### Bedroom Three 13'7" x 8'6" (4.15m x 2.6m)

Double glazed window overlooking the rear garden, access to eaves storage and radiator.

## Outside

To the front of the bungalow is an attractively planted garden with a small lawn enclosed by picket fence. Path to front door and tarmac driveway to side. Double wrought iron gates lead to a wider area of tarmac drive providing parking for several vehicles. Covered door to the garage.

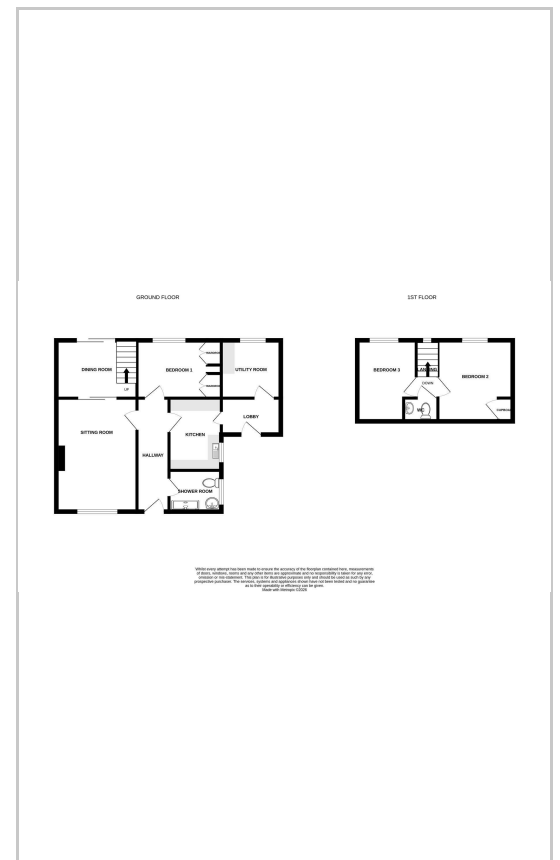
Garage (6.85m x 3.6m) Electric roller door, pedestrian door and window to side and rear. Power and light.

Immediately outside the dining room is a paved area of patio with an attractive range of raised flower beds, steps lead up to the extensive lawn which is interspaced by further raised flower beds, fruit bushes, mature fruit trees and ornamental pond. Two greenhouses and low level storage. The garden is well enclosed by wooden fencing and mature hedgerow with a gate leading out to the protected woodland beyond. Outside oil boiler, tank, taps and lighting.

## 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		52	62
EU Directive 2002/91/EC			

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