VENDITUM

RESIDENTIAL SALES

EST. 2004

2 Great Croft

Salisbury, SP5 1SN

Guide price £325,000

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A well presented semi-detached bungalow occupying a generous plot with huge scope for extension and/or outbuildings (subject to consent). 2 Great Croft is a well proportioned yet manageable property which has been well maintained and improved by its current owners. The property is double glazed with oil fired heating (modern boiler), the kitchen and bathroom have also been refitted. Other benefits include generous double glazed porch/utility, expansive drive with parking for numerous vehicles, garage with attached workshops and storage and generous gardens. Quietly located in this small cul-de-sac, 2 Great Croft has countryside and woodland walks on its doorstep. The village of Winterslow is a short distance with a whole host of amenities and Salisbury is also within easy reach. This is a fantastic opportunity to acquire a property of this type at such a competitive price.

Directions
Proceed to Firsdown following Firs Road toward Winterslow. Turn right into Great Croft where number two an be found on your right.

Double Glazed Front Door to:

Entrance Porch
Door to:

Hallway
Double glazed door, radiator. Access to loft.

Sitting Room 18'9" x 10'9" (5.73m x 3.29m)
Double glazed picture window to front aspect. Radiator, wall lights and picture rail.

Kitchen 13'4" x 8'9" (4.07m x 2.67m)
Matching wall and base units with worksurface over. Inset 1 ¼ bowl sink unit with mixer tap, space for cooker, dishwasher and serving fridge. Tiled splashbacks, double glazed door and window to side.

Conservatory/Utlity 22'8" x 5'1" (6.93m x 1.56m)
Double glazed doors to front and rear. Plumbing and space for washing machine and tumble dryer.

Bedroom One 11'6" x 10'0" (3.52m x 3.07m)
Double glazed window to rear aspect, radiator, range of fitted wardrobes.

Bedroom Two 11'6" x 8'5" (3.53m x 2.57m)
Double glazed window to rear, radiator and fitted range of wardrobes.

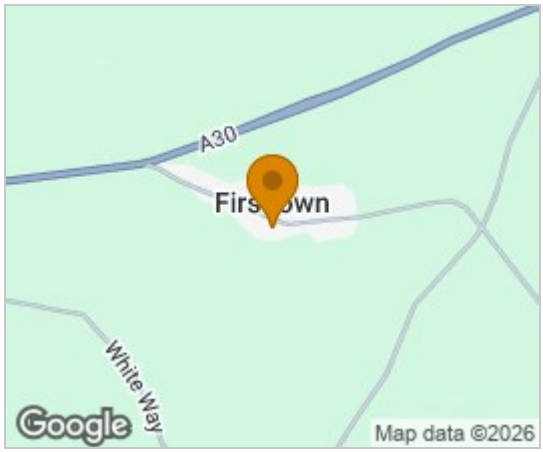
Shower Room
Beautifully refitted white suite with WC, vanity basin and shower enclosure with thermostatic shower and tiled splashbacks. Heated towel rail and obscure double glazed window.

Outside
The property has a particularly generous front garden. Immediately to the front of the bungalow is an area of lawn with path to front door, planted flower bed and garden pond (currently drained). A tarmacadam drive leads to the side of the property to the garage and widens to provide parking for numerous vehicles. Further lawn, screened oil tank and pedestrian access to rear garden.

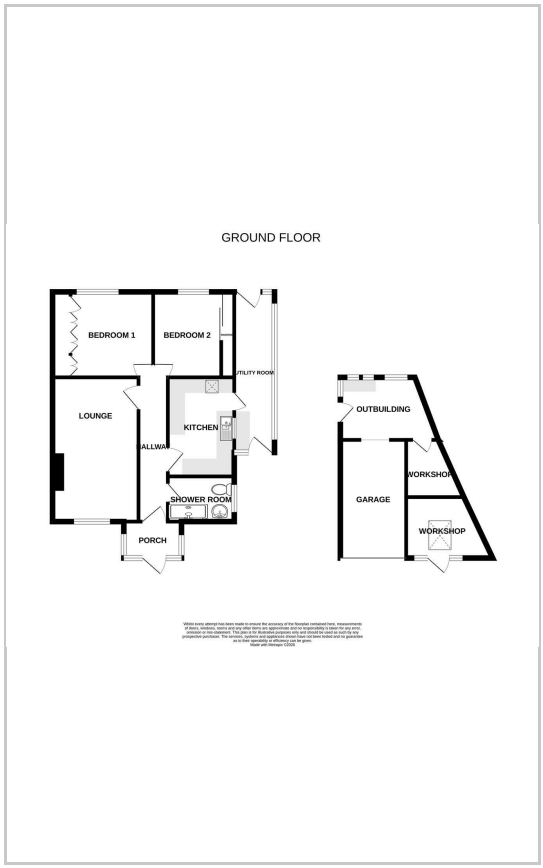
Garage/Workshops (5m x 2.65m)
Up and over door with opening to workshop (4.4m x 2.2m) with pedestrian door to firther store room (2.3m x 2.1m)
Workshop (3.35m x 2.85m)
Pedestrian door to front.

To the rear of the property is a large paved patio area with a range of mature planting. Pathway/steps lead up to level area of lawn which is well enclosed by block wall and trellis, summer house. External oil boiler.

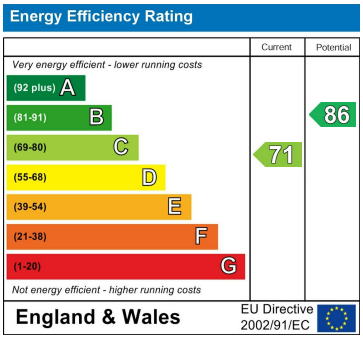
Area Map



Floor Plans



Energy Efficiency Graph



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