

VENDITUM

RESIDENTIAL SALES

EST. 2004



29 Thistlebarrow Road

Salisbury, SP1 3RS

£469,950



An extended and greatly improved three-bedroom detached home occupying a lovely corner plot within this perennially popular location. 29 Thistlebarrow Road offers a good level of accommodation, particularly through the ground floor, yet still offers further scope for extension (subject to planning). The property is double glazed with gas heating, the current owners have carried out a long list of improvements and well considered refinements including re-fitted kitchen and bathroom, all of which can only be appreciated by a viewing. Outside the house sits behind a spacious front garden with a generous driveway offering parking for multiple vehicles. To the side and rear lies a surprisingly private, versatile yet manageable garden area, ideal for families and outdoor entertaining. Located in this peaceful residential setting the house is within walking distance of highly sought after schools with bus stops, parks and convenience shop close by. This is a fantastic opportunity to acquire a quality family home within such a fantastic location, an early viewing is advised.



Storm Porch

Double glazed front door to:

Entrance Hall

Stairs to first floor with range of built in cupboards under, double glazed window to side aspect, radiator and wooden style flooring.

Sitting Room 15'5" x 11'5" (4.7m x 3.5m)

Well proportioned room with double glazed picture window to front aspect and twin double glazed windows to side. Space for log burner with stone hearth, radiator and wall lights.

Open-plan Kitchen/Living/Dining Room 31'5" x 18'6" I-shape (9.6m x 5.65m I-shape)

Lovely sociable space with wooden style flooring throughout. The refitted kitchen comprises matching range of contemporary wall and base units with slimline worksurface over, integral electric hob with extractor hood over and oven under, integral fridge/freezer, washing machine, wine cooler and dishwasher (available by separate negotiation). Inset ceramic 1 ¼ bowl sink with mixer tap, double glazed windows to side and rear aspects. Concealed wall mounted gas boiler.

Moving into the dining/living area, a double larder style unit. Two radiators, twin double glazed windows to side and doors to the rear garden.

Cloakroom

Refitted push button WC and wall hung basin, tiled floor and obscure double glazed window to rear.

First Floor Landing

Double glazed window to side aspect, access to loft space and full height linen cupboard.

Bedroom One 13'1" x 11'5" (4m x 3.5m)

Double glazed picture window to front and window to side. Radiator.

Bedroom Two 10'5" x 9'6" (3.2m x 2.9m)

Double glazed windows to side and rear aspect, radiator.

Bedroom Three 9'4" x 6'6" (2.85m x 2m)

Double glazed window to front aspect, radiator.

Bathroom

Spacious room with panelled bath, vanity basin, low level WC and separate shower enclosure with thermostatic controls. Feature tiled splashbacks, radiator and obscure double glazed window to side and rear aspect.

Outside

To the front of the house is an expansive gravelled area with planted flower beds and gate to side, generous driveway continues to the side of the property and provides parking for several vehicles with pedestrian access to the rear garden.

The property has a deceptive level of garden to the rear and one side. Immediately outside the property is a two tier paved patio area, beyond is a lawn with further paved area and pergola. The lawn continues to the side of the property and is enclosed by a retaining wall and hedge.

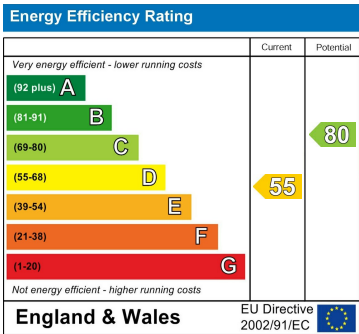
Area Map



Floor Plans



Energy Efficiency Graph



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