

VENDITUM

RESIDENTIAL SALES

EST. 2004



53 Palmer Road

Salisbury, SP2 7LX

£499,950



A truly unique property offering a fantastic level of well proportioned and flexible accommodation, enjoying open countryside views. 53 Palmer Road is a beautifully presented home which has been fully refurbished in recent years and can only truly be appreciated by a visit. The property offers very flexible accommodation which can yield up to five bedrooms, however, the two ground floor bedrooms offer a whole host of potential uses. Accommodation comprises storm porch, open reception hall, outstanding 5.5m x 4.35m open plan living room, modern kitchen with quality integral appliances, two ground floor bedrooms/reception rooms, utility room, ground floor shower room, three first floor double bedrooms, en-suite shower room and family bathroom. Outside the property offers a generous three car driveway and garage, front and rear gardens. 53 Palmer Road has beautiful views to the rear over the Avon Valley toward Old Sarum, the quiet location and beautiful aspect belie the convenient location which is a level riverside walk away from the city centre and railway station, thus providing a fantastic balance. This is a very rare opportunity to acquire such a high quality property.



Features

*Up to five bedrooms * Three bathrooms * Modern kitchen with integral appliances * Double glazing * Modern gas heating system * Air conditioning (two rooms) * Modern electrical installation * Log burner * Contemporary internal doors and finishes * Generous bonded aggregate drive for three cars * Substantial garage/workshop * Outstanding countryside views * Quiet cul-de-sac location * Walking distance of city centre*

Directions

Proceed to the A360 Devizes Road turning right into Palmer Road. Follow the road down the hill and as it bends to the left, number 53 can be found on your right.

Double Glazed Door to:

Entrance Hall

Stairs to first floor with open area under. Full height broom cupboard with electric fuses and full height cloak cupboards, radiator.

Ground Floor Bedroom Five/Study 11'7" x 11'3" (3.55m x 3.45m)

Double glazed picture window to front, radiator, air conditioning unit.

Ground Floor Bedroom Four/Sitting Room 12'11" max x 11'11" (3.95m max x 3.65m)

Double glazed windows to front and side aspect, radiator and built in wardrobe cupboard.

Open Plan Living Room 18'0" x 14'3" (5.5m x 4.35m)

Double glazed picture window and double glazed doors to rear with views across the Avon Valley. Log Burner with feature marble hearth, two radiators, ceiling spotlights. Open plan to:

Kitchen 14'11" x 8'0" (4.55m x 2.45m)

Matching range of handle-less wall and base units with worksurface over. Inset Neff hob with extractor hood over. Eye level, integral fridge/freezer, dishwasher and wide cooler. Inset stainless sink unit with mixer tap. Double glazed window with views. Door to side porch.

Double Glazed Porch/Walkway

Double glazed construction with doors to front and rear. Useful space for coats/shoes etc as well as providing easy access to the garage.

Utility Room 7'8" x 4'7" (2.35m x 1.4m)

Plumbing and space for washing machine and tumble dryer, range of handle-less base units with worksurface over. Inset stainless steel sink unit with mixer tap and tiled splashbacks. Tiled floor and radiator. Door to:

Shower Room

Double width shower enclosure with thermostatic controls, concealed cistern WC and vanity basin. Tiled walls and floor, heated towel rail and obscure double glazed window to side, ceiling spotlights and extractor fan.

First Floor Landing

Roof-light window.

Bedroom One 11'5" x 10'7" (3.5m x 3.25m)

Double glazed window to front aspect, radiator, air conditioning unit and built in wardrobe.

Bedroom Two 12'3" x 11'3" (3.75m x 3.45m)

Twin double glazed windows to rear with views, radiator and eaves storage and ceiling spotlights.

En-Suite 9'10" x 4'9" (3m x 1.45m)

Double width shower enclosure with thermostatic controls, vanity basin and concealed cistern WC. Tiled walls and floor, heated towel rail, Velux window to rear with views, extractor fan and ceiling spotlights.

Bedroom Three 14'11" x 8'10"v (4.55m x 2.7mv)

Double glazed window to rear aspect with outstanding countryside views. Radiator.

Family Bathroom 7'10" max x 4'11" (2.4m max x 1.5m)

White suite comprising concealed cistern WC, vanity basin and jacuzzi style bath with electric shower over. Tiled walls and floor, heated towel rail, extractor fan and ceiling spotlights.

Outside

To the front of the house is a generous bonded aggregate driveway which provides parking for three vehicles comfortably. The remaining frontage is surprisingly spacious, currently paved and enclosed by low level wall with pathway to front door and side.

Garage (6.7m x 3.55m)

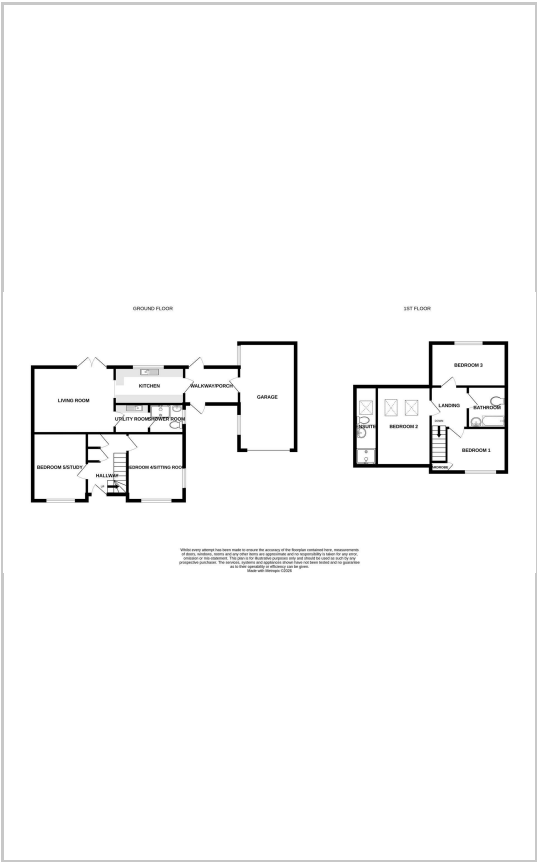
Very good size building with modern up and over door, power and light. Pedestrian door to side porch/walkway and windows.

Due to the width of the plot the rear garden is particularly wide and offers huge scope for landscaping and further planting. Currently paved with access gates to the front and rear, enclosed by a low level wall to make the most of the view and aspect.

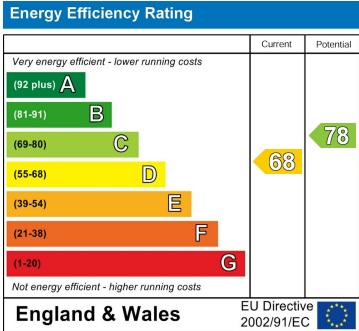
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.