

VENDITUM

RESIDENTIAL SALES

EST. 2004



28 Thistlebarrow Road

Salisbury, SP1 3RT

£525,000



An extended and greatly improved semi-detached house offering a surprising level of versatile accommodation. 28 Thistlebarrow Road is a classic 1930's semi-detached home in this highly sought after location which has been greatly improved by its current owner, however, the house could now benefit from some cosmetic enhancement. The groundfloor extension has helped create the hugely impressive 5.2m x 4.2m kitchen/dining room and ground floor bedroom (four)/study, 7.5m reception room, shower room and utility. On the first floor are two generous double bedrooms, refitted bathroom and appealing seating area. The second floor contains a lovely master bedroom with picture windows framing truly outstanding views and a beautiful en-suite bathroom. Outside the house has a generous brick paved driveway with parking for several vehicles and a generous rear garden with a Southerly aspect. Located on Thistlebarrow Road the house falls within a host of sought after school catchments, convenience shop, parks and bus stops are within an easy walk and the location provides great access to the city centre. This is a rare opportunity to acquire such a sought after location, an internal viewing is essential to fully appreciate what this home offers.



Directions

Proceed to Castle Road turning right at the mini-roundabout onto St Francis Road. After the road bends left turn right onto Thistlebarrow Road where number 28 can be found on your right hand side.

Storm Porch

Part glazed front door and side panels to:

Entrance Hall

Stairs to first floor with storage cupboard under. Radiator, electric fuses cupboards and wooden flooring.

Living Room 24'7" max x 10'11" max (7.5m max x 3.35m max)

Lovely double reception with double glazed bay window to front aspect and double doors to rear. Open fireplace with tiled surround, three radiators, picture rail and television aerial point.

Kitchen 17'0" x 13'9" (5.2m x 4.2m)

Hugely impressive light filled space with a lovely view over the garden. Matching range of wooden fronted wall and base units with granite workurface over. Inset gas hob with extractor hood over, fitted eye level oven and microwave, integral dishwasher and space for American style fridge/freezer. Inset stainless steel sink unit with mixer tap, tiled floor and ceiling spotlights. Double glazed bi-fold doors to rear, double doors to side and Velux window.

Utility Room 7'2" x 6'6" (2.2m x 2m)

Plumbing and space for washing machine and tumble dryer with worksurface over. Belfast sink, wall mounted Worcester boiler, extractor fan, ceiling spotlights and tiled floor.

Bedroom Four/Study 9'2" x 7'0" (2.8m x 2.15m)

Double glazed window to front aspect and wooden floor.
En-Suite – White low-level WC, wash hand basin and tiled shower enclosure with thermostatic controls. Tiled splashbacks and floor, ceiling spotlights and extractor fan.

Bedroom Two 13'1" max x 10'11" (4m max x 3.35m)

Double glazed bay window to front aspect, tiled fireplace and radiator.

Bedroom Three 10'11" x 10'11" (3.35m x 3.35m)

Double glazed window to rear aspect with lovely views toward Salisbury Cathedral, radiator and picture rail.

Bathroom

Refitted white suite comprising low level WC, vanity basin and panelled bath with thermostatic shower over. Wet wall splashbacks, heated towel rail, obscure double glazed window to side aspect, extractor fan and ceiling spotlights.

Second Floor Landing

Vaulted ceiling with Velux window. Door to:

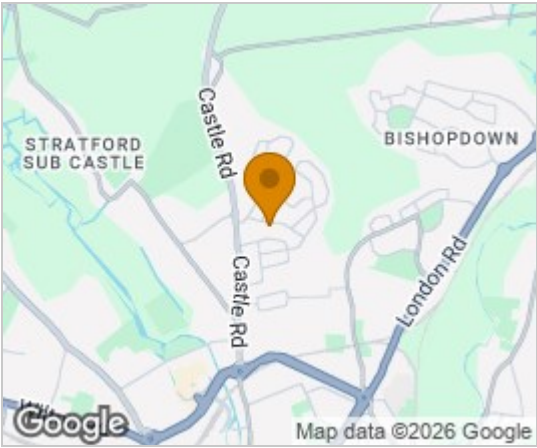
Master Bedroom 16'2" max x 12'1" (4.95m max x 3.7m)

This truly outstanding room has been designed and constructed to make the most of the panoramic views across the city and beyond, only truly appreciated by a visit. Double glazed picture windows, feature freestanding radiator and laminate flooring.
En-Suite - White suite comprising push button WC, Vanity basin and shower. Wood effect flooring. Velux window. Sloping ceiling.

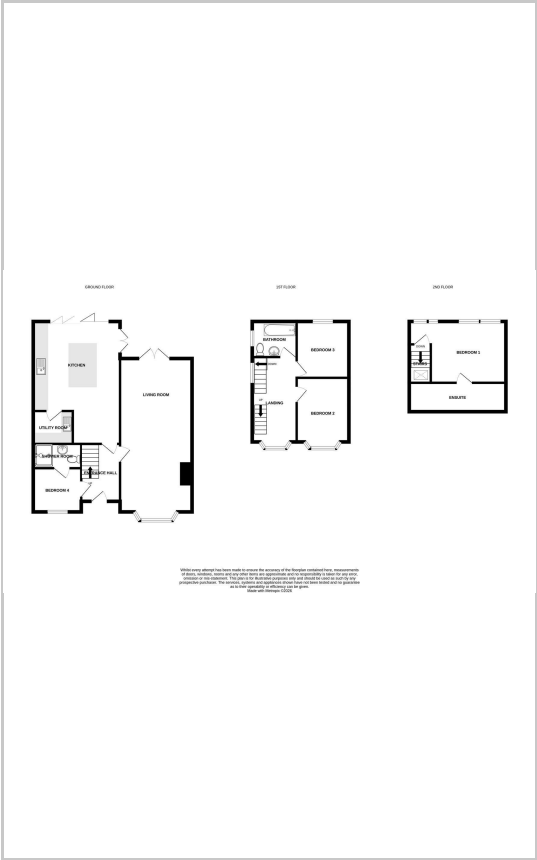
Outside

To the front of the house is a brick paved parking area with space for 2-3 cars. Path to one side. Electric charging point. The rear garden is a real feature of the property stretching to around 80ft in length with a sunny aspect and great privacy. Immediately outside the kitchen and living room is a decked seating area with outside tap and steps down to the lawn. The flat lawn is well enclosed by fencing and wall, range of mature shrubs and trees. To the far end of the garden are two garden sheds.

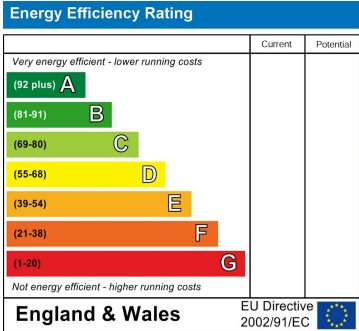
Area Map



Floor Plans



Energy Efficiency Graph



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