

33 Longhill Drive, Rowbarrow Gardens, Salisbury, Wiltshire, SP2 8TD

£465,000 Freehold

A well presented four bedroom detached house with a converted garage and conservatory and offering well proportioned accommodation benefiting from PVCu double glazing, gas fired central heating, off road parking and a south facing garden. NO ONWARD CHAIN.

Directions
Leave Salisbury along Exeter Street and at the roundabout go straight ahead into New Bridge Road. Keep in the right hand lane, proceeding over two sets of traffic lights into the Coombe Road. At the mini roundabout turn left towards the hospital and proceed over the next roundabout before turning left into Rowbarrow. Take the first turning on the left into Viking Way before turning left to continue on this road. Upon entering Longhill Drive the property will be found on the right hand side.

Description
The property is a particularly spacious four bedroom detached house situated in a popular residential development and offering well proportioned and well presented accommodation. On the ground floor there is a good sized entrance hall and a sitting room with a bay window to the front. Double doors lead to the dining room and this leads in turn to a kitchen/breakfast room which has an excellent range of units with an attractive, white tiled floor and there is also a utility room. From the breakfast area there is a conservatory extension which has views over the south facing garden. The garage has also been professionally converted to provide a pleasant family room. On the first floor are four bedrooms with an en-suite shower room to the master bedroom and there is a family bathroom which can also be accessed from bedroom three. The property further benefits from PVCu double glazing, full cavity wall insulation, gas fired central heating and as the garden faces south, all the accommodation is light and sunny. Longhill Drive is situated on the Rowbarrow development just off the Downton Road and local amenities include a Nisa store, a Marks & Spencer's outlet on the Downton Road and an excellent bus service to the city and to Salisbury District Hospital. The city centre lies approximately 1.5 miles distant where there are further educational, shopping and recreational facilities. The property is offered to the market with NO ONWARD CHAIN.

House Specifics
The accommodation is arranged as follows, all measurements being approximate:

Covered entrance porch
Part glazed door to:

Entrance hallway
Stairs to first floor, radiator, under stair cupboard, wall mounted thermostat, inset door mat, real oak floor.

Cloakroom
Fitted with a white suite comprising low level WC, pedestal wash-hand basin with tiled splashback, ceramic wall tiling, radiator, extractor, wood laminate floor.

Sitting room 19' x 11'8" (5.79m x 3.56m)
(maximum measurements into bay window to front) Fireplace with coal effect gas fire with marble hearth, timber surround and mantel. Two radiators, TV point. Double doors to:

Dining room 11'1" x 9'9" (3.38m x 2.97m)
Window to rear, radiator. Door to:

Kitchen/breakfast room 17'4" x 11'3" (5.28m x 3.43m)
Fitted with an excellent range of base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to rear, integrated electric oven with four ring gas hob over, space and plumbing for dishwasher, space for fridge/freezer, tiled floor, space for table and chairs, double radiator, pantry. Sliding doors to conservatory. Door to:

Utility room
Fitted with base and wall units with roll top work surfaces, sink and drainer with mixer tap over, space and plumbing for washing machine, door to side. Door to:

Family room 16'7" x 8'4" (5.05m x 2.54m)
Window to front, radiator, electric feature fire.

Conservatory 11'6" x 9'10" (3.51m x 3.00m)
PVCu double glazed with apex roof, central light, fitted blinds, door to garden, wood laminate floor.

Stairs to first floor - landing
Large cupboard, hatch to insulated and boarded loft space with ladder. Radiator.

Bedroom one 13'3" x 12' (4.04m x 3.66m)
(measurements exclude depth of two fitted wardrobes with hanging rail) Telephone point, radiator.

En-suite shower room
Fitted with a suite comprising fully tiled shower cubicle, pedestal wash-hand basin, low level WC, wall tiling, radiator.

Bedroom two 13'3" x 9'6" (4.04m x 2.90m)
Fitted wardrobe, radiator, window to front.

Bedroom three 13'4" x 9'2" (4.06m x 2.79m)
Fitted wardrobe, radiator, window to rear.

Bedroom four 12'2" x 9'6" (3.71m x 2.90m)
(maximum measurements to include fitted wardrobe) Radiator, built-in study area.

Bathroom
Fitted with a suite comprising panelled bath with shower over and glass screen, low level WC, pedestal wash-hand basin, fully tiled, heated towel rail, laminated floor.

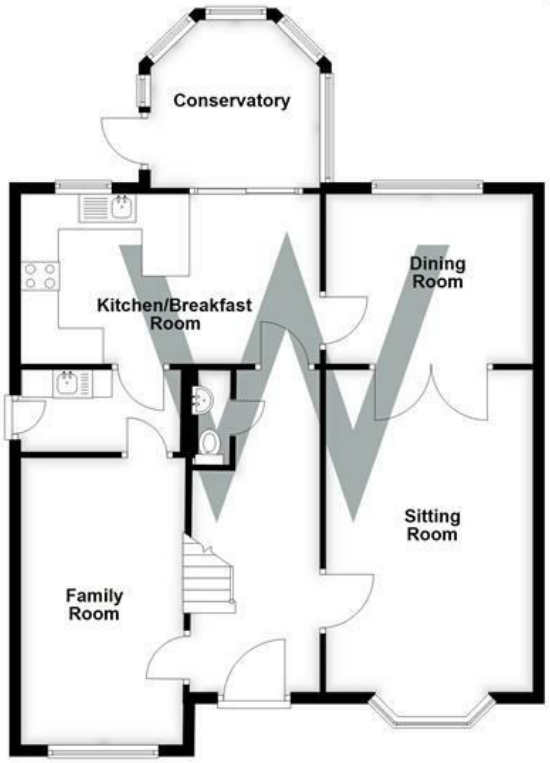
Outside
To the front of the property there is a driveway providing off-road parking for 2 cars and the front garden is predominantly laid to lawn with some shrubs. The rear garden has a pleasant southerly aspect and is predominantly laid to lawn with a patio, flower beds, shrubs, an outside shed and a tap, external electrical sockets and patio light.

Services
Mains gas, water, electricity and drainage are connected to the property.

Outgoings
The Council Tax Band is ‘E’ and the payment for the year 2020/2021 payable to Wiltshire Council is £2,463.

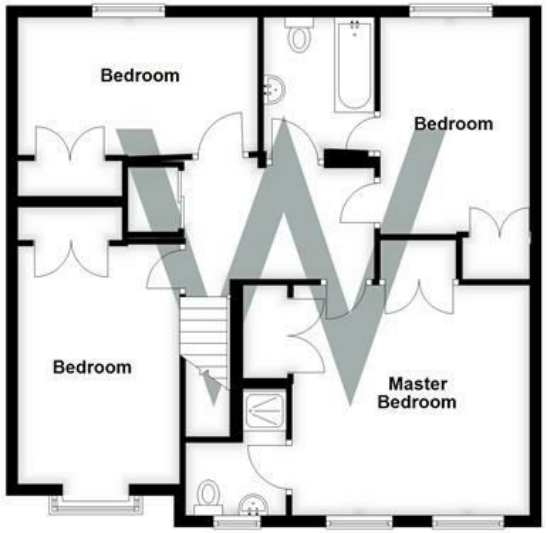
Ground Floor

Approx. 90.8 sq. metres (977.0 sq. feet)



First Floor

Approx. 76.9 sq. metres (827.7 sq. feet)

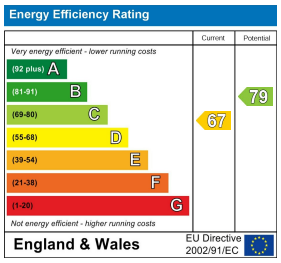


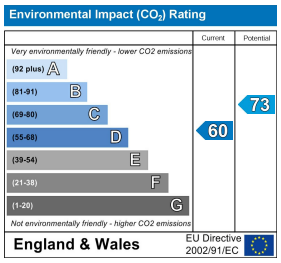
Total area: approx. 167.7 sq. metres (1804.7 sq. feet)











WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk







