

27 Potters Way, Laverstock, Salisbury, Wiltshire, SP1 1PX

£475,000 Freehold

A wonderful detached chalet bungalow in a very popular location on the edge of the city, with a large garden and spacious adaptable accommodation with considerable potential for further conversion or additions.

A wonderful detached chalet in a very popular location on the edge of the city, with a large garden and spacious adaptable accommodation with considerable potential for further conversion or additions. There is a large westerly facing garden with views of the Cathedral spire, garage and driveway, front garden, gas central heating by combination boiler and double glazing. The adaptable accommodation includes 4 bedrooms, 2 bathrooms, cloakroom, utility room, sitting room and a delightful kitchen/dining/living room. Vacant possession is offered.

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

Entrance Hall
Stairs to first floor, tiled floor. Door to inner hall with coats cupboard, further storage cupboards and parquet flooring.

Cloakroom
Tiled floor, low level wc and wash hand basin.

Sitting Room 15'1" x 11'9" (4.6 x 3.6)
Double doors to garden. Wood effect laminate floor, coved ceiling.

Kitchen/Dining/Living Room 19'4" x 16'8" (5.9 x 5.1)
A wonderful family room, full of light with three large windows to south and west elevations and doors to side and rear gardens. Parquet and tiled flooring. Two built in storage cupboards, ceiling downlighters. Range of work surfaces with inset one and a half bowl sink unit with mixer taps over, ceiling cooker hood, cupboards and drawers, built in dishawasher, electric oven and 5 ring gas hob.

Utility Room
Tiled floor. Work surfaces with cupboards beneath and inset single drainer sink. Ample appliance space with plumbing for washing machine. Wall mounted Worcester Greenstar condensing gas combination boiler for heating and hot water.

Bedroom 2 14'1" x 10'9" (4.3 x 3.3)
Range of fitted wardrobe/cupboards. Double aspect room.

Bedroom 3 10'9" x 9'10" (3.3 x 3.0)
Built in wardrobe/cupboard.

Bedroom 4 11'5" x 9'6" (3.5 x 2.9)
Built in wardrobe/cupboard.

Bathroom
Tiled floor. White suite of glass screened shower cubicle with thermostatic shower mixer, low level wc and wash hand basin with cupboard below. Heated towel rail.

First floor Landing
Door to large loft area, insulated, some boarding and light. Potential exists for further conversion of this area.

Bedroom 1 13'9" x 13'1" (4.2 x 4)
Range of built in wardrobe/cupboards. Westerly views over the garden and to the Cathedral spire.

Ensuite Bathroom
White suite of panelled bath with glass shower screen and thermostatic shower over, low level wc and wash hand basin in vanity unit. Tiled walls and floor.

Outside
The property sits in a large garden, set back from the road with low brick walling to front, wrought iron pedestrian gate and path to front door, lawn, cherry tree, borders and shrubs. Vehicle parking and driveway leading to Garage. The rear garden has a large terrace leading to lawn with mature shrubs and trees. To the side there is a covered oak pergola with paving and gravel beneath. Water tap. The whole is enclosed by timber fencing and has a westerly aspect.

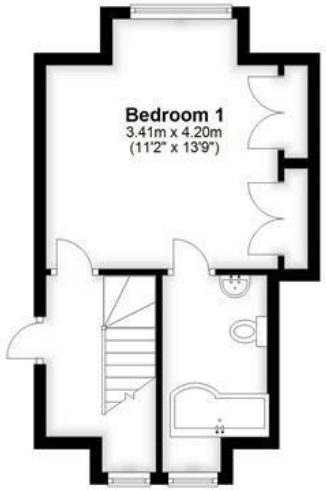
Garage
Up and over door. Power and light. Rear pedestrian door.

Outgoings
The Council Tax Band is F and the payment for the year 2020/2021 payable to Wiltshire Council is £2,682.10.

Ground Floor
Approx. 130.3 sq. metres (1402.7 sq. feet)



First Floor
Approx. 27.1 sq. metres (291.6 sq. feet)



Total area: approx. 157.4 sq. metres (1694.4 sq. feet)

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









