Beechcroft, The Avenue, Porton, Salisbury, Wiltshire, SP4 0NT

£650,000 Freehold

Offered in superb condition, a detached family home with adaptable accommodation and potential for addition.

Directions
From Salisbury proceed north on the A345 Castle Road turning right at the Beehive roundabout to Old Sarum. Continue along The Portway and go straight over the next roundabout. Pass the village of Porton on the right hand side and turn right into The Avenue where the property will be seen on the left hand side.

Description
A wonderful detached family home offered in superb condition set in a very private and large garden together with ample parking, covered parking area and garage. The property has had considerable expenditure and attention to detail in recent years and the accommodation consists of four bedrooms and a bathroom on the first floor, sitting room, dining room, conservatory, study, kitchen/dining room, utility room and shower room on the ground floor. Central heating is provided by an oil boiler and all the windows are double glazed.

The village of Porton is approximately 6 miles north of Salisbury with all its facilities including excellent education and mainline railway station. There is also a railway station nearby at Grateley. Porton has a local shop, post office, church, recreation ground and two primary schools nearby in Idmiston and Gomeldon.

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

Entrance porch

Entrance hall
Stairs to first floor with understairs cupboard, coats cupboard, wood effect flooring, coved ceiling.

Study 9'1" x 9'1" (2.79m x 2.78m)
Coved ceiling.

Sitting room 16'8" x 14'0" (5.09m x 4.27m)
Double aspect room with fireplace housing wood-burning stove and wooden mantel over. Coved ceiling. Opening to:

Dining room 10'7" x 9'11" (3.25m x 3.03m)
Double doors to:

Conservatory 17'4" x 6'8" (5.3m x 2.05m)
Tiled floor, doors to both sides, roof vent.

Kitchen/dining room 18'9" x 13'3" (5.72m x 4.05m)
Good range of worktops with base and wall mounted cupboards and drawers, inset one and half bowl ceramic sink unit with mixer tap over, four ring electric hob, built-in oven, cooker hood, space and plumbing for dishwasher, space for American style fridge/freezer. Door to garden, tiled floor, tiled splashbacks, coved ceiling.

Shower room
White suite of corner shower cubicle, low level WC and wash-hand basin.

Utility room 9'1" x 6'11" min (2.79m x 2.13m min)
Floor standing oil fired boiler for central heating and hot water, work surface with inset single drainer sink unit, base and wall cupboards, space and plumbing for washing machine, further appliance space. Central heating programmer. Wood effect flooring.

First floor

Bedroom one 10'9" x 10'8" (3.29m x 3.27m)
Double built-in wardrobe.

Bedroom two 16'3" x 9'6" (4.96m x 2.91m)
Built-in double wardrobe.

Bedroom three 10'7" x 9'8" (3.23m x 2.97m)
Built-in double wardrobe and drawers.

Bedroom four 9'7" x 6'1" min (2.94m x 1.87m min)
Built in double wardrobe with cupboard above.

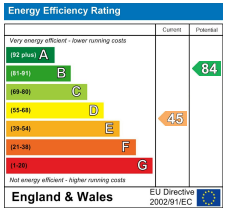
Bathroom
White suite of corner panel bath, low level WC and wash-hand basin. Tiled shower cubicle with thermostatic mixer shower, extractor fan, heated towel rail. Tiled floor and walls.

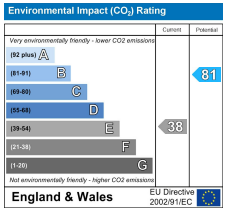
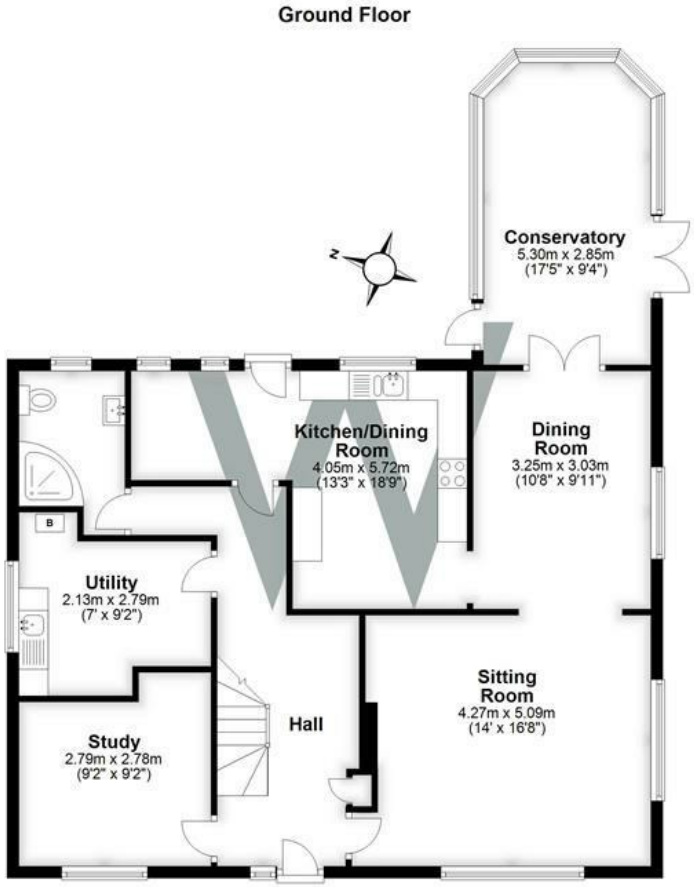
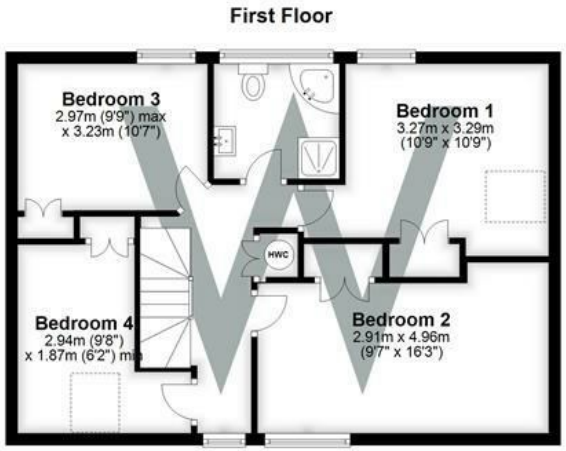
Outside
To the front is laurel hedging with double wooden gates to side leading to extensive gravelled parking area for a number of vehicles. Further hedging and timber fencing to the sides, area of lawn with flowerbeds and shrubs. To the side of the property is a COVERED PARKING AREA - 8.84m x 3.49m - with light and water tap. Wrought iron gate leading to rear garden. GARAGE - 6.89m x 2.95m - with windows to two elevations and pedestrian door to rear, useful loft storage area, power and light.

The rear garden offers a great deal of privacy and is a good size, enclosed by panel fencing with a number of mature shrubs and trees, large paved patio, lawned area and flowerbeds. There is a decked seating area and a further area of garden with paved patio and storage to the south side of the conservatory.

Services
Mains water, electricity and drainage are connected to the property. Oil fired central heating to radiators.

Outgoings
The Council Tax Band is ‘E’ and the payment for the year 2020/2021 payable to Wiltshire Council is £2276.91.





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