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WHITES

138 Greenwood Avenue, Laverstock, Salisbury, Wiltshire, SP1 1PE

£450,000 Freehold

## About The Property

A lovely family home, set in an elevated position offering considerable privacy in the rear garden which has been beautifully landscaped, offered in truly excellent order throughout and close to local facilities and schools.

The house sits high up overlooking its own front garden with sliver birch tree, shrubs and flower bed. A tarmac driveway lies to the side offering parking for several vehicles.

A front porch opens into the hall with stairs to first floor and coats/storage cupboard beneath. The sitting room has a window to the front, wood effect flooring, cast iron fireplace with wooden surround and a large opening through to the dining room. This has matching flooring and double doors to the conservatory which has windows to all sides, double doors to the garden, underfloor heating and a tiled floor. The contemporary kitchen has a good range of granite worksurfaces with high gloss, white, floor and wall mounted cupboards and drawers, built in dishwasher, washing machine, oven, induction hob, fridge/freezer and stainless steel sink. A wall cupboard houses the Worcester gas fired boiler for heating and hot water.

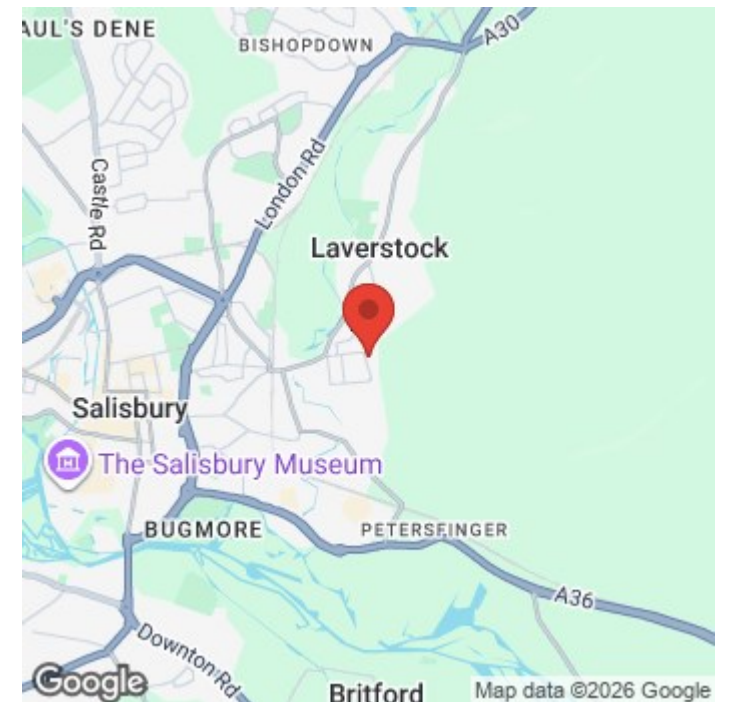
On the first floor is a landing with airing cupboard and hatch to boarded loft with light and ladder. There are two double bedrooms and a single. The family bathroom has been recently replaced, with underfloor heating, white suite with thermostatic shower, tiled floor and walls and heated towel rail.

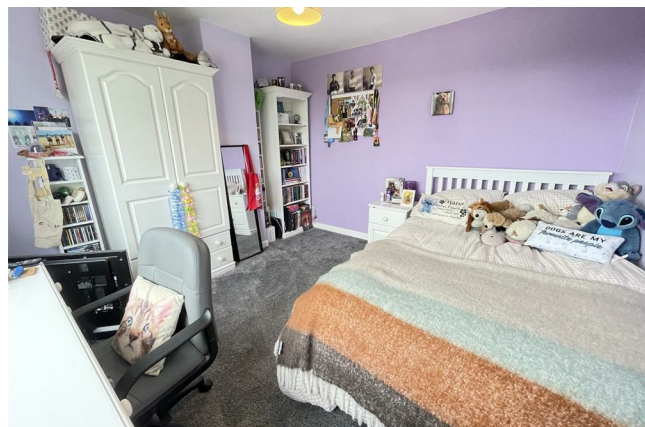
The garden has been beautifully landscaped with a large paved terrace with several sitting areas, retaining walls with flower bed behind and steps leading up to lawned area with mature shrubs, all enclosed by walls and timber fencing.

Greenwood Avenue lies within a popular area of Laverstock on the north-eastern side of the city and nearby amenities include both primary and secondary schools, a convenience store and a public house. The city centre lies approximately 2 miles away and offers a further range of amenities including a mainline railway station serving London Waterloo.



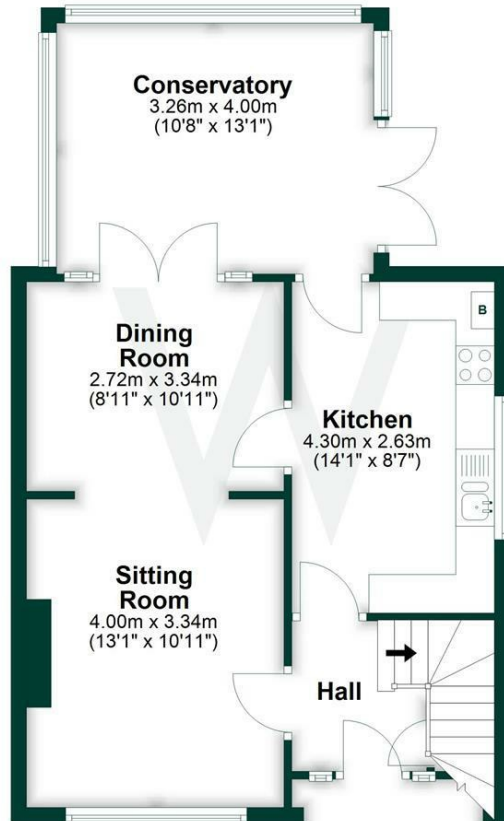
- Excellent Order Throughout
- Landscaped Garden
- Large Conservatory
- Driveway Parking
- Elevated position
- Detached
- Double Glazing
- Gas Central Heating
- Solar Panel Array





### Ground Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



### First Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



Total area: approx. 97.2 sq. metres (1046.2 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating by radiators.

Directions: From our office in Castle Street proceed north and at the roundabout turn right onto the ring-road. At St Marks roundabout take the third exit into Wain-a-Long road and at the bottom of the hill turn right. At the mini-roundabout turn left to Laverstock under the railway bridge before taking the second right into Mayfair Road. Continue into Greenwood Avenue where the property can be seen at the top of the rise.

What3words: ///lots.frame.swung

