

2 High Street, Winterbourne Stoke, Salisbury, Wiltshire, SP3 4SZ

£315,000 Freehold

A three bedroom semi-detached house in a generous plot with a large garage and ample off-road parking.

Directions
Leave Salisbury via the A360 Devizes Road and upon reaching the A303 turn left and proceed into the village of Winterbourne Stoke. The property can be found on the left hand side shortly after passing the public house and garage which are on the right hand side.

Description
The property is an extended semi-detached house with potential for further extension and offered to the market with no onward chain. The property has undergone a number of improvements including PVCU double glazing, a new central heating boiler and an updated shower room. The accommodation comprises a large entrance hallway, a dining room which leads to a kitchen with a good range of units and a solid oak floor. This leads to a sun room to the rear. Also on the ground floor is a large sitting room leading from which is the main double bedroom. The ground floor shower room has been updated and has attractive solid stone floor tiles. On the first floor are two further bedrooms with bedroom 2 having built-in wardrobes. Externally there is ample off-road parking for several cars together with a large double garage of timber construction, although planning has previously been granted for a double garage with a studio over. There is also a generous garden. Further benefits include PVCU double glazing and oil fired central heating. The village of Winterbourne Stoke lies on the north-western side of Salisbury upon the A303. The village itself has a public house and a garage with a general store, whilst the nearby villages of Shrewton and Berwick St James have a further range of facilities. The nearby town of Amesbury lies along the A303 and Salisbury is located approximately 10 miles to the south.

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

Part glazed front door to:

Entrance hallway
Radiator, high level cupboard housing electric fusebox and meter, stairs with cupboard under, part timber panelled walls. Doors to sitting room, dining room and shower room.

Sitting room 19'7" x 14'4" (5.98m x 4.39m)
Two windows to front. French doors and window to garden. Two radiators. Door to bedroom.

Kitchen 13'10" x 7'3" (4.22m x 2.23m)
Fitted with cream-fronted base and wall units with timber work surfaces over, Belfast sink with mixer tap under window to rear, integrated electric oven with four ring hob and extractor over, space for fridge/freezer, space and plumbing for washing machine, inset spotlights, solid oak floor. Stable style door to:

Shower room
Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower cubicle, fully tiled walls, heated towel radiator, inset spotlights, obscure glazed window to rear.

Sun room
Fully glazed elevations and roof, plumbing for washing machine. Door to garden.

Dining room 13'10" x 13'8" max (4.24m x 4.19m max)
Triple glazed window to front, radiator, part timber panelled walls, fireplace. Door to kitchen.

Bedroom one 14'4" x 8'10" (4.39m x 2.70m)
Dual aspect with windows to front and rear, radiator, access to loft.

First floor - landing
Window to rear.

Bedroom two 13'11" x 10'2" (4.26m x 3.10m)
Dual aspect with windows to front and rear, built-in wardrobes, radiator.

Bedroom three 10'11" x 8'6" (3.35m x 2.60m)
Window to front, radiator.

Outside
To the front of the property is a small area of garden with a path leading to the front door. To the side of the property there is a five-bar timber gate and off-road parking. This leads to a large gravelled parking and turning area. There is also a large DETACHED GARAGE of timber construction with two double doors and concrete base, measuring 5.44m x 5.41m. The rear garden is a good size and has a patio area directly behind the property, an area of lawn and there is a further section of garden all enclosed by timber fencing.

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

Outgoings
The Council Tax Band is ‘B’ and the payment for the year 2020/2021 payable to Wiltshire Council is £1489.56.



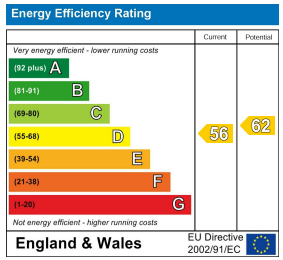
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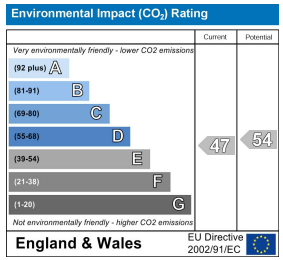
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