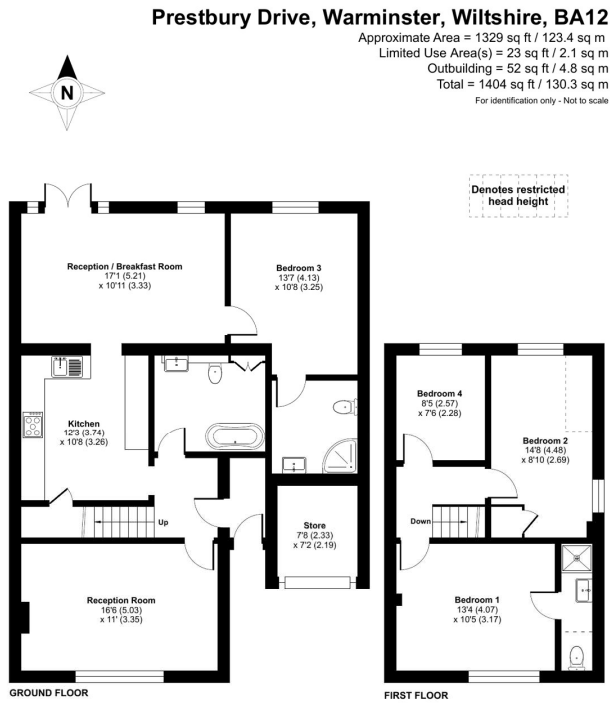




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1486787

Directions: On leaving Warminster on the East Street, Boreham Road take the turning right just before the Conservative Club into Prestbury Drive, carry straight past the turning to St John's Road and then bear left where the property will be found on the left hand side.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*** A beautifully presented, extended four-bedroom semi-detached house * Two bedrooms with ensuite facilities (one located to the ground floor) in addition to a ground floor family bathroom * Woodburning stove within the sitting room * Semi-open plan kitchen/dining/family room with refurbished kitchen units and a range cooker * Enclosed landscaped rear garden**

Situation: Enjoying an enviable location within this mature residential area on the Salisbury side of the town. There is a convenience store a short distance from the property together with nearby Southleigh Woods providing excellent open countryside and walks. The town centre lies a little over half a mile and has a comprehensive range of independent shops together with national chains including Morrisons and Waitrose. The cathedral City of Salisbury and Georgian City of Bath both lie approximately twenty miles to the east and northwest.

Description: Believed to have been built in the late 1960s this iconic chalet-style property has been the subject of updating work over the last year to include a complete redecoration and refurbishment of the fitted kitchen which has an adjacent dining / family room with French doors onto an enclosed rear garden. The property has a later-built extension which provides flexible, future-proof accommodation with the principal bedroom and generous-sized ensuite shower room to the ground floor with the original three bedrooms to the first floor including an ensuite shower room to bedroom two. In addition, there is a family bathroom to the ground floor. Providing excellent accommodation for those with mobility issues or indeed a large family. Primary and secondary schooling both lie within half a mile of this beautifully presented home.

Accommodation: All dimensions being approximate.

Entrance Porch: With a glazed door, storage space, coat and shoe rack and further door to:

Entrance Hall: With a cloak cupboard, staircase rising to the first floor and door to:

Family Bathroom: With roll top bath, low level WC, wash basin and large laundry/airing cupboard with space and plumbing for a washing machine.

Sitting Room: With a large picture window to the front, radiator within a radiator cover and fireplace with a woodburning stove.

Kitchen/Dining/Family Room: The kitchen area having a comprehensive range of fitted white high gloss units with metro tile splashback, incorporating a rangemaster cooker with a double oven, grill and induction hob, an integrated slimline dishwasher, provision and pluming for a washing machine, a pantry cupboard with a vertical radiator and access through to the dining / family room, radiator, display shelving, double-glazed window to the rear and UPVC double, sealed double-glazed French doors and side panels leading onto the rear garden.

- **ENTRANCE PORCH**
- **ENTRANCE HALL**
- **SITTING ROOM WITH WOODBURNING STOVE**
- **KITCHEN/DINING/FAMILY ROOM WITH A PANTRY CUPBOARD AND EXTENSIVE FITTED UNITS**
- **GROUND FLOOR FAMILY BATHROOM**
- **PRINCIPAL BEDROOM ONE WITH ENSUITE SHOWER ROOM**
- **FIRST FLOOR LANDING**
- **BEDROOM TWO WITH ENSUITE SHOWER ROOM**
- **TWO FURTHER BEDROOMS**
- **PARKING AND ENCLOSED LANDSCAPED REAR GARDEN**

Principal Bedroom/Reception Three: With a double-glazed window to the rear, radiator and access through to:

Ensuite Shower Room: With a tiled shower enclosure, low level WC, wash basin, chrome finish vertical towel rail/radiator.

First Floor:

Landing: With access to an insulated and completely boarded loft space with pull down loft ladder and gas fired boiler supplying domestic hot water and central heating to radiators, doors to:

Bedroom Two: With a radiator, double-glazed window to the front from which far-reaching views may be enjoyed and door to:

Ensuite Shower Room: With a tiled shower enclosure, thermostatic shower, low level WC and a wash basin.

Bedroom Three: With a radiator, double-glazed window to the side and rear elevation, built-in storage cupboard.

Bedroom Four: With a radiator and double-glazed window to the rear.

Outside: To the front of the property is a tarmacked driveway providing parking and with an additional gravelled area of hardstanding.

The Rear Garden: Measures 35'6" x 28'10" and has been landscaped and incorporates a paved full-width patio, steps and a brick retaining wall leading to an area which is laid mainly to lawn with shrubs and bushes and enclosed by timber fencing.

Viewing by appointment through the selling agents McAllisters: 01373 453592

