



Sunny Bower, Crockford Road, West Grimstead, Salisbury,
Wiltshire, SP5 3RH

Guide Price £575,000 Freehold

A detached chalet bungalow in very good order together with good garden, double garage and ample parking.

Directions

Leave Salisbury on the A36 Southampton road and take the first turning on the left signposted to East and West Grimstead. At the top of the slip road turn left and take the first turning left into Crockford Road. Sunny Bower will then be seen on the left hand side.

Description

An exceptionally spacious, detached chalet bungalow situated in a large garden together with double garage and ample parking. It is offered in excellent order throughout and the accommodation consists of large entrance hall, sitting room, kitchen/breakfast room, three bedrooms and a bathroom on the ground floor and a master bedroom suite on the first floor with en-suite shower room. There is a woodburning stove in the sitting room, oil fired central heating by radiators and double glazed windows and doors.

Location

Situated on the edge of the village of West Grimstead, close to the village of Alderbury where there is a primary school and two local shops. The cathedral city of Salisbury is some four miles away with its excellent range of facilities and schools as well as a mainline railway station to London Waterloo.

Property Specifics

The accommodation is arranged as follows:

Large Open Porch

Front door to:

Entrance Hall

Stairs to first floor with cupboard beneath, shelved airing cupboard with hot water cylinder.

Kitchen/Breakfast Room

Range of work surfaces with inset stainless steel sink and drainer with mixer tap over, electric hob with cooker hood over, built-in oven, built-in microwave, range of base and wall mounted cupboards, ceiling downlighters, exposed brickwork. Built-in dishwasher. Sliding doors to garden.

Utility Room

Work surface with cupboards below, Belfast sink, space and plumbing for washing machine, Myson oil-fired boiler for central heating and hot water, wall cupboards.

Sitting Room

Fireplace with wood burning stove, two wall light points, TV aerial point.

Bedroom Two

Double glazed bay window to front elevation, TV aerial point, built-in range of wardrobes.

Bedroom Three

Double glazed bay window to front elevation with window seat, built-in double wardrobe.

Bedroom Four

Built-in wardrobes, TV aerial point.

Bathroom

White suite of panel bath with mixer taps and shower attachment, wc and hand basin. tiled floor and walls, heated towel rail.

First floor

Master Bedroom

Built in wardrobes.

Ensuite shower room

Coner shower cubicle with electric shower, wc and hand basin, heated towel rail, extractor fan.

Outside

The property is approached via a tarmacadam driveway with wall and hedging to sides and front. This offers ample parking and then continues to the rear of the bungalow with more parking leading to paved terrace, lawn, flower beds, shrubs and trees. The rear garden extends to about 50 metres and is enclosed by timber fencing, hedging and picket fence. Two timber garden sheds both with power. Lighting, water tap, oil tank, log store and pedestrian side access gate.

Garage 18'8" x 17'8" (5.69 x 5.39)

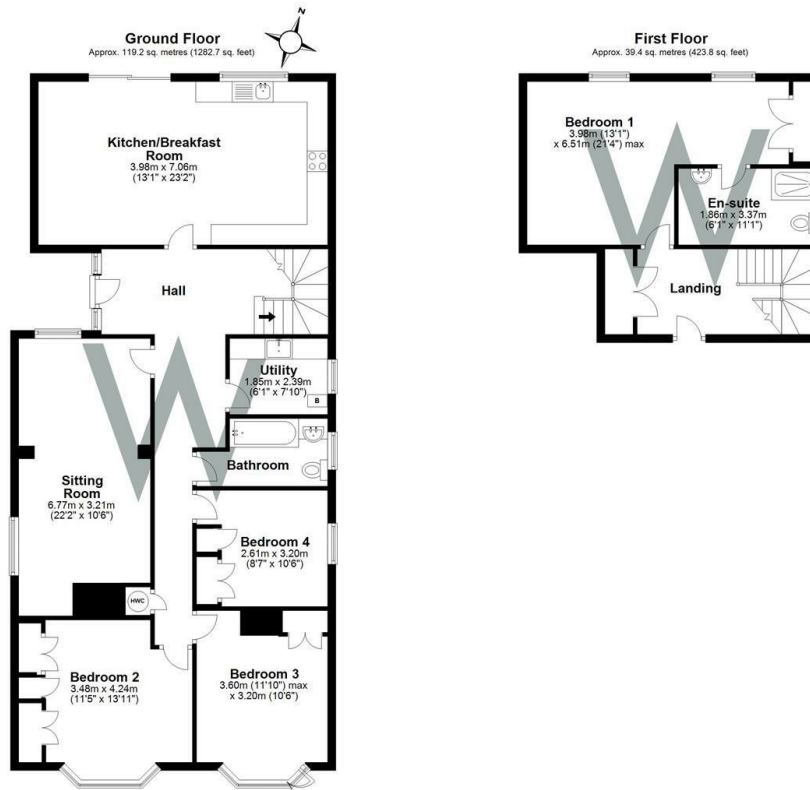
Up and over door, light and power, pedestrian door to side.

Services

Mains water, drainage and electricity. Oil central heating.

Outgoings

The Council Tax Band is 'F' and the payment for the year 2022/2023 payable to Wiltshire Council is £3,165.96.



Total area: approx. 158.5 sq. metres (1706.6 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	47
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	47
England & Wales	EU Directive 2002/91/EC

WHITES

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