



3 Melvin Close, Laverstock, Salisbury, Wiltshire, SP1 1PG

Guide Price £500,000 Freehold

## **An extended detached four bedroom chalet bungalow offered in superb order throughout with a large garage and off road parking.**

### **Directions**

From our office in Castle Street, proceed away from the city centre and at the roundabout turn right onto the ring road. At St Marks roundabout take the third exit onto Wain-a-long Road and at the bottom of the hill turn right. At the mini roundabout turn left into Laverstock under the railway bridge before taking the second right into Mayfair Road. Take the first right in to Greenwood Avenue following the road around to the left and take the second left in to Melvin Close. The property can be found after a short distance on the left hand side

### **Description**

The property is a detached chalet style bungalow that has been extended and improved to an exacting standard by the current owners. The property has a number of interesting features including underfloor heating throughout the majority of the ground floor and a kitchen that has an excellent range of quality integrated appliances, a water softener, quartz work surfaces and bamboo flooring. This extends throughout the dining and sitting room areas where there are also bi-folding doors and windows and in wall speakers. There is gas central heating via individually zoned digital heating controls and the majority of the windows are aluminium double glazed. On the ground floor the sitting room/dining room and kitchen area is open plan and L-shaped, providing an excellent entertainment space and there is a walk-in larder and utility room. Also on the ground floor are two double bedrooms with bay windows and a bathroom. On the first floor are two bedrooms, with an en-suite shower room to the master bedroom, which has far reaching views. There is also a large landing area that could be used as a study area. To the front of the property is an area of garden and the rear garden has a westerly aspect with a pleasant raised decked area. There is also a large detached garage with two parking spaces accessed from Greenwood Avenue. Melvin Close lies within the popular suburb of Laverstock which has an excellent range of schooling and shops and there is a nearby bus service to the city centre which lies approximately one mile away.

### **Property Specifics**

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

#### **Entrance Hall**

Part glazed front door, stairs with cupboard under.

#### **Kitchen/Dining Room & Sitting Room 24'8" x 23'10" both max I-shaped room (7.54m x 7.27m both max I-shaped room)**

Fitted with an excellent range of base and wall units with quartz work surfaces and breakfast bar. Integrated appliances including five ring gas hob and extractor, electric and steam oven, fridge, freezer and dishwasher, sink and drainer with mixer tap, pull out storage racking, bi-fold windows and doors to rear, door to walk-in larder cupboard with extensive shelving, space for table and chairs, sitting room area with in wall speakers and gas fire.

#### **Utility Room 9'9" x 5'11" (2.98m x 1.82m)**

Base cupboards and wall unit, space/plumbing for washing machine, sink and drainer, storage cupboard, wall mounted gas boiler, consumer unit, pressurised hot water cylinder, heating manifold, water softener, glazed door to side.

#### **Bedroom Two 10'8" x 10'4" (3.27m x 3.15m)**

Bay window to front, radiator.

#### **Bedroom Three 10'7" x 10'3" (3.25 x 3.14m)**

Bay window to front, radiator.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with waterfall shower over and shower screen, wash hand basin with storage drawer under, low level WC, heated towel rail, mirror with in built light, tiled floor, extractor, obscure glazed window to side.

#### **First Floor - Landing**

Velux window to side, linen cupboard with shelving and eaves storage area.

#### **Bedroom One 14'4" plus recess x 10'11" (4.39m plus recess x 3.35m)**

Large window to rear with far reaching views, radiator, fitted wardrobe with access to eaves cupboard, high level window to side, door to:

#### **En-suite Shower room**

Fitted with a white suite comprising low level WC, wash hand basin with storage drawer under, shower area with waterfall shower, heated towel rail, extractor, tiled floor and part tiled walls, high level window to side.

#### **Bedroom Four 14'5" x 8'10" (4.41m x 2.71m)**

Window to front, radiator.

#### **Outside**

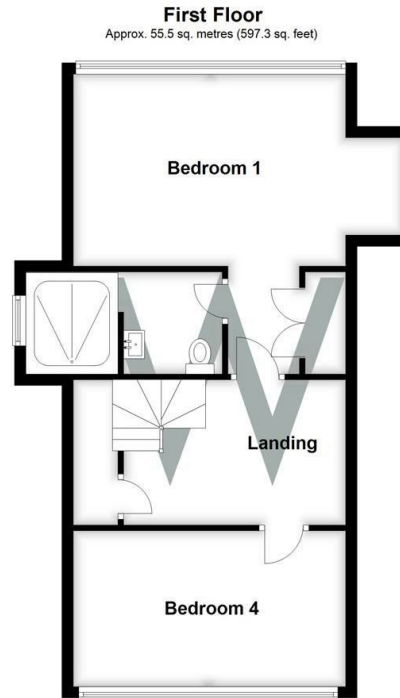
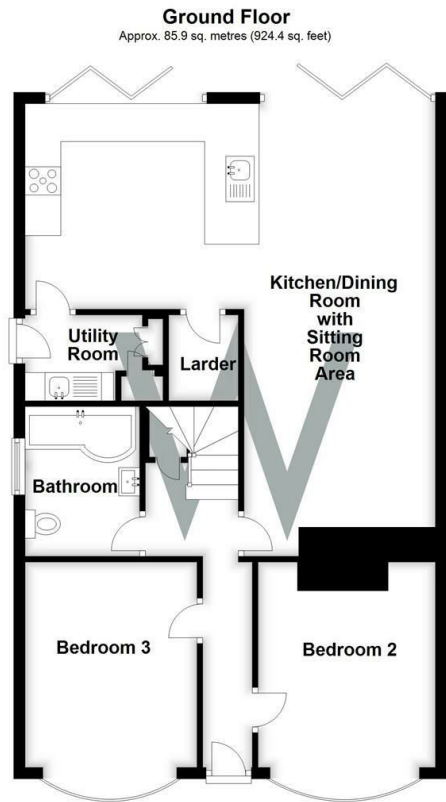
To the front of the property is a lawned area with raised borders and a path leading to the front door. There is side access in to the rear garden which enjoys a westerly aspect and is landscaped to include raised decked areas, flower beds and lawn. There is access to a large garage (5.81m x 4.33m) which has power and light and fronts on to Greenwood Avenue where there are two off road parking spaces.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1802.67.



Total area: approx. 141.4 sq. metres (1521.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



