



Connells

Ladysmith
Gomeldon Salisbury



Property Description

Offering to the market this beautifully presented detached bungalow in Ladysmith, Gomeldon, Salisbury. The property has a lounge/diner, modern kitchen & utility room. There is a principal bedroom suite with dressing area and en-suite shower room, and two further bedrooms. A particular feature of this property is the separate studio annex, which would be suitable for a teenager, dependant relative or visitors. To the rear of the property is a large, well maintained garden with a choice of patio areas for relaxing or entertaining.

Ladysmith is located in the village of East Gomeldon and around 6 miles north of Salisbury. Nearby there is a park & primary school, The village of Porton provides a local shop, Amazon pick up box and GP surgery. A mobile Post Office visits Winterbourne Dauntsey on Tuesdays and Fridays in the car park next to the Winterbourne Arms Pub. There are several churches in the villages, and very active local interest groups that use the local community village halls. Buses run to and from Salisbury and school buses to Salisbury & Laverstock

Entrance Hall

Doors to lounge/diner and bedroom two

Lounge/Diner

20' 2" max x 19' 6" max (6.15m max x 5.94m max)

Dual aspect with windows to front & side, feature fireplace with log burner and slate hearth

Kitchen

13' 3" x 7' 10" (4.04m x 2.39m)

Comprising wall and base units with work surfaces above & full wall of matching cupboards, sink/drainer with mixer tap, range cooker with extractor above, spaces for washing machine & dishwasher, space for fridge freezer. Window side aspect & door to utility room.

Utility Room

9' 9" x 5' 8" (2.97m x 1.73m)

Comprising fitting work surface with space for tumble drier and storage. Window side aspect.

Principal Bedroom Suite

10' 2" x 11' 10" (3.10m x 3.61m)

Hallway leading to dressing area with fitted wardrobes, bedroom and en-suite shower room. Dual aspect bedroom with windows to rear and side.

En-Suite

Comprising double shower unit, wash hand basin, WC, heated towel rail. Window side aspect.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

Window front aspect, Fitted wardrobes with over bed storage

Bedroom Three

11' 11" x 9' 10" (3.63m x 3.00m)

Window front aspect. Fitted bedroom storage with cupboards & drawers.

Bathroom

Comprising panel enclosed bath with shower above, hand wash basin, WC, heated towel rail, tiled floor

Studio Annex

16' 7" max x 15' 2" max (5.05m max x 4.62m max)

Kitchen area comprising base units with work surface above, sink/drainage with mixer tap, space for under counter fridge, breakfast bar, electric boiler, door to en-suite. Window side aspect.

Lounge/bedroom area: room for double bed, sofa and bedroom furniture

En-suite: comprising shower cubicle, wash hand basin with mixer tap set into vanity storage unit, WC

Outside

Rear Garden

Large, enclosed garden with patio leading from the utility room with space for garden seating, further decked patio. lawn edged with mature plants and shrubs, another patio area, garden shed, steps up to raised beds and decorative pergola with climbing plants. The rear of the garden is screen by mature trees and shrubs.

Front Garden

Dwarf wall with access gate, raised bed with mature hedge, lawn, path to front door and driveway, specimen cheery tree and gravel bed for pots.

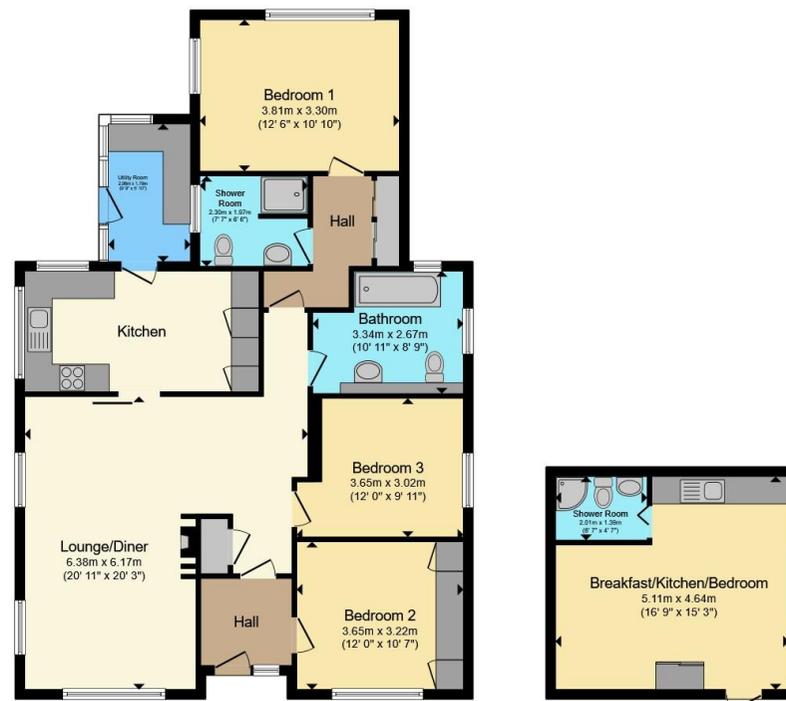
Parking

Driveway parking for 4 cars.









Floor Plan

Annex

Total floor area 140.4 m² (1,511 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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