



46 BROADFIELD ROAD GOMELDON SALISBURY

A semi-detached bungalow with attractive rural views.





Situated at the top of a cul-de-sac of similar properties, 46 Broadfield Road is a semi-detached bungalow which has some delightful, far reaching views from the rear. Internally there is a pleasant sitting room along with three bedrooms and a more recently added garden room from which to make the most of the appealing outlook.

East Gomeldon is a popular village lying to the North East of Salisbury. Within Gomeldon and the surrounding villages there is a range of public houses, primary schools, a garden centre, a hotel, convenience store, post office and doctors. The Cathedral city of Salisbury lies approximately 6 miles away and has a further range of educational, leisure, cultural and shopping facilities as well as a mainline station with trains to London Waterloo, journey time approximately 90 minutes. Salisbury also supports a well thought of Playhouse and a twice weekly charter market.

The bungalow is approached from the front garden via a path which leads to the uPVC front door, this opens into the:-

ENTRANCE HALL

A welcoming space that occasionally doubles up as a dining area. This has a laminated floor, a high level cupboard containing the trip switches and a telephone point. Opening through to the:-

KITCHEN

Fitted with a contemporary range of high and low level, high-gloss storage units with a Zanussi electric oven and built in Electrolux washing machine, space for a tall fridge freezer. The worktop incorporates a four ring Zanussi, halogen hob (with extractor hood over) and stainless steel sink and drainer unit (with mixer taps over). Tiled splashbacks, ceiling track spotlights and door to driveway.



SITTING ROOM

A welcoming reception room with a wide window overlooking the front garden and with a far reaching outlook down Broadfield Road. There is an exposed stone fire place with an electric fire set in and coving to the walls. Television point and door to:-

REAR HALL

Fitted with a linen cupboard and with a hatch to the loft space (part boarded with a light and ladder). Telephone point.

SHOWER ROOM

Fitted with a suite of wash hand basin with monoblock tap, WC with concealed cistern and a large shower cubicle with Triton electric shower. Full height wall tiling and wall mounted electric heater.

BEDROOM 1

A double room with an excellent range of built in wardrobes. Velux roof light.

BEDROOM 2

Currently used as a study, this room has a built in storage cupboard and shelving. Telephone point.

BEDROOM 3

A light and airy room with some delightful, far reaching views.

GARDEN ROOM

A later and very successful addition to the property from which to enjoy the garden. Sliding doors open onto a decked area. TV socket.

OUTSIDE

The house sits behind an area of front garden, this is predominantly laid to lawn with a gravelled and paved area closest to the house with some mature rose bushes. To one side of the property is a generous driveway providing off street parking and leading to the garage. This has an up and over door, electric light and power.

There is a pedestrian door to the rear garden which has a sheltered, decked area closest to the property with a step up to the lawned area. This is edged with some well stocked flower beds with roses, clematis etc and is designed to give colour and interest all year round. There are far reaching views over adjoining downland.

SERVICES

Mains electricity, water and drainage are available.

TENURE

Freehold

COUNCIL TAX

Band D. Charge for 2016/2017 - £1,594.71

POST CODE

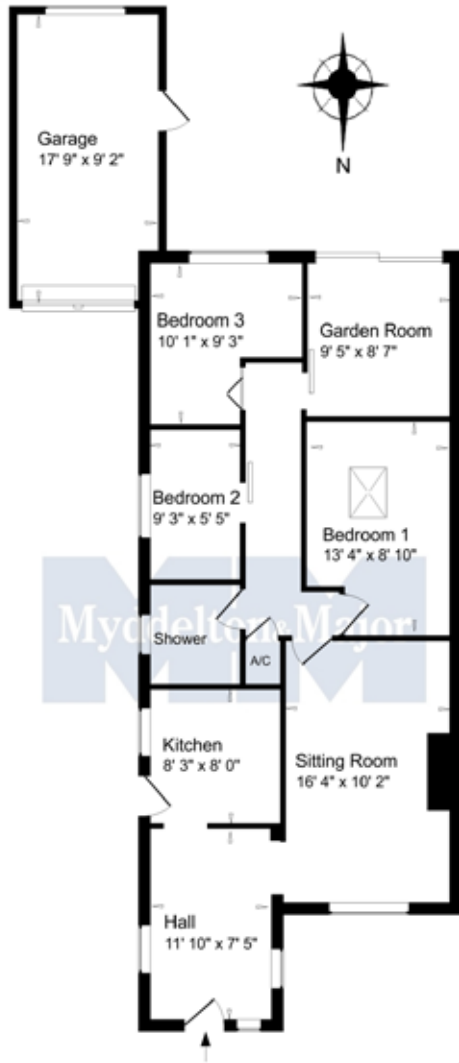
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TO VIEW

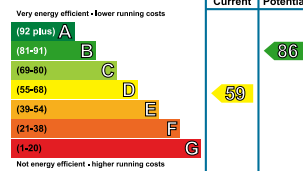
By appointment only please through Myddelton & Major, 49 High Street, Salisbury, SP1 2PD.

Tel 01722 337575





Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Approximate Gross Internal Floor Area 805 Sq. Ft./ 75 Sq. M



49 High Street Salisbury Wiltshire SP1 2PD

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