



Swanmead, Warminster Road, South Newton, Salisbury, Wiltshire, SP2 0QW

Guide Price £545,000 Freehold



## **A spacious family home with great potential for alterations and lovely views over fields to the rear.**

### **Directions**

From Salisbury, take the A36 Wilton Road. Continue over the roundabout at Wilton and continue into South Newton. Pass the Bell Inn on the right hand side and the property will be seen on the left after a short distance.

### **Description**

A spacious, modern family home offering 2,000 sq.ft. including the double garage and with terrific potential for alterations. It is offered in good order throughout and comes with double glazed windows and oil-fired central heating. The accommodation consists of entrance porch, hall, cloakroom, study, kitchen, utility room, dining room and sitting room on the ground floor. On the first floor there are three double bedrooms, a single bedroom, en-suite bathroom and shower room. There is ample parking to the front of the property and there is a good south-west facing garden which leads on to open fields to the rear.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Porch**

Tiled floor, space for coats and shoes.

#### **Entrance Hall**

Stairs to first floor with understairs storage space.

#### **Cloakroom**

Low level WC and wash hand basin, extractor fan.

#### **Sitting Room**

Sliding doors to rear garden, brick fireplace with tiled hearth and inset woodburning stove.

#### **Dining Room**

#### **Kitchen**

Range of work surfaces with inset one-and-a-half bowl stainless steel sink unit with mixer tap over, four ring calor gas hob, base and wall mounted cupboards and drawers, built-in double oven, space and plumbing for dishwasher, appliance space, door to cupboard storage area.

#### **Utility Room**

Work surfaces with inset stainless steel sink unit, Harveys Block Water softener cupboards below, space and plumbing for washing machine, further appliance space.

#### **Study**

### **First Floor - Landing**

Deep shelved linen cupboard, airing cupboard with lagged hot water tank and immersion heater, hatch to insulated loft.

#### **Bedroom One**

Built-in wardrobes, ceiling fan, views to rear over open fields.

#### **En-suite Bathroom**

Panelled bath with thermostatic power shower over, low level WC with concealed cistern, wash hand basin with cupboards below, part-tiled walls, heated towel rail.

#### **Bedroom Two**

Built-in wardrobe.

#### **Bedroom Three**

Built-in wardrobe, views over open fields to rear.

#### **Bedroom Four**

Built-in wardrobe.

#### **Shower Room**

Tiled shower cubicle with thermostatic power shower and glass screen, low level WC and wash hand basin, extractor fan.

#### **Double Garage**

Two up-and-over doors, window to side and door to hallway. Floor mounted oil-fired Worcester boiler for heating and hot water.

#### **Outside**

To the front of the property there is a tarmac and brick paviour parking area with mature hedging to front. Side access leads to the rear garden which is mainly laid to lawn with a paved patio, mature trees, shrubs and flowerbeds. Useful storage area to side, water tap, log store. Electric awning over patio.

#### **Services**

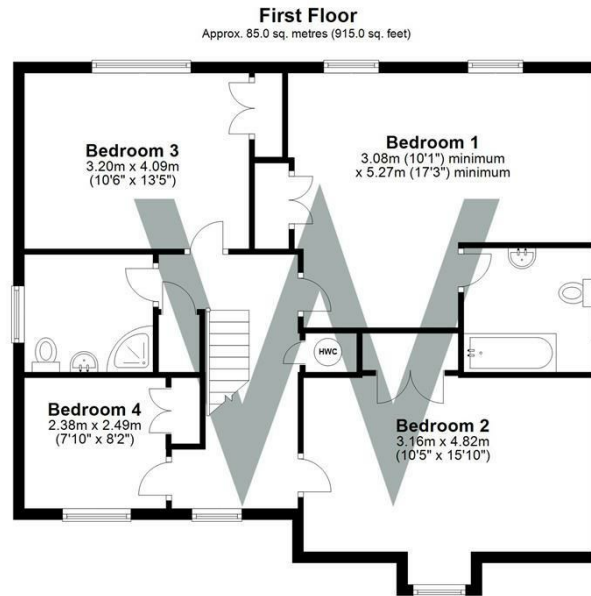
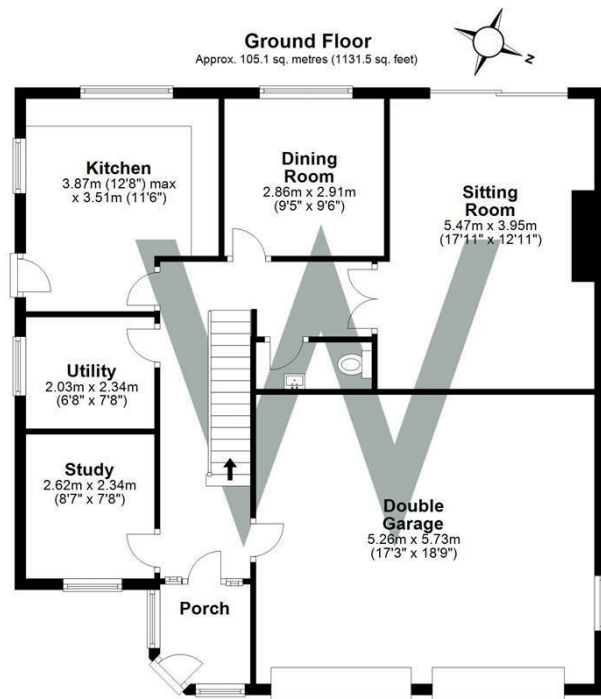
Mains water, electricity and drainage are connected to the property. Calor gas for the hob, oil fired central heating for the radiators. Sky Satellite dish.

#### **Outgoings**

The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,033.03.

#### **WHAT3WORDS**

What3Words reference is: ///fingertip.parkway.workbench.



Total area: approx. 190.1 sq. metres (2046.5 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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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