



9 Firs Close, Firsdwn, Salisbury, Wiltshire, SP5 1SG

£775,000 Freehold

## **An extended detached chalet style house in superb order with well proportioned accommodation and a large garden with ample parking.**

### **Directions**

Leave Salisbury on the A30 London Road and after approximately 3 miles turn right to Firsdown. Continue through the village before turning left in to Firs Close. The property can be found after a short distance on the left hand side.

### **Description**

The property was originally a detached 1950's bungalow which has been extended and improved over the years and now offers extensive family accommodation which has been finished to a high standard. Features of note include a large gravel driveway providing parking for several cars, a large garden with an outbuilding providing ancillary accommodation in addition to PVCu double glazing throughout and oil central heating. The accommodation includes a sitting room with a woodburner, a study and a family/dining room which all lead out to a large patio which is ideal for entertaining. The kitchen has an excellent range of units and there is a large utility area leading to a useful store room. Also on the ground floor is an en-suite double bedroom and a cloakroom with all rooms leading from a large entrance hall. On the first floor are four further bedrooms (three doubles) with an en-suite to the master bedroom and a Juliette balcony in bedroom two. There is also a family bathroom with a contemporary white four piece suite. Firs Close is a cul de sac within the village of Firsdown which lies approximately three miles from Salisbury in a north easterly direction, near the larger village of Winterslow which has amenities including a primary school, shop and public house. Salisbury is within easy reach as are Andover and the A303.

### **Property Specifics**

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

#### **Entrance Lobby**

Window to side, radiator, tiled floor, glazed door to:

#### **Entrance Hall**

Radiator, stairs, tiled floor, glazed double doors to:

#### **Sitting Room 19'9" x 12'10" (6.03m x 3.92m)**

French doors to rear, window to front, brick fireplace with woodburner, two radiators.

#### **Study 11'9" x 11'3" (3.60m x 3.45m)**

French doors to rear, radiator.

#### **Kitchen 13'6" x 11'11" (4.12m x 3.64m)**

Fitted with base and wall units with Quartz work surfaces over, sink under window to rear, integrated electric oven and grill, integrated dishwasher, integrated five ring induction hob and extractor, larder cupboard, tiled floor, inset spotlights, through to:

#### **Family/Dining Room 22'10" x 13'2" (6.96m x 4.02m)**

French doors to side, two high level windows to side, inset spotlights, radiator, door to utility room.

#### **Bedroom Five 14'0" max x 11'8" (4.28m max x 3.58m)**

Window to front, radiator, door to:

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

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower cubicle with wet boarding, tiled floor, extractor, heated towel rail.

#### **Cloakroom**

Fitted with a white suite comprising low level WC, wash hand basin, tiled floor, extractor.

#### **Utility Room**

Work surface and sink, space/plumbing for washing machine, floor mounted oil fired boiler, door to side, electric roller door to:

#### **Store Room 13'5" x 8'8" (4.10m x 2.66m)**

Double doors to front.

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

Window to rear, radiator.

#### **Bedroom One 15'8" x 10'1" (4.78m x 3.08m)**

Window to rear, velux window to front, radiator, fitted wardrobes, passageway with door to:

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

Fitted with a white suite comprising jacuzzi corner bath, shower cubicle, low level WC, heated towel rail, wash hand basin with cupboards under, heated towel rail, under eaves storage cupboard, velux window to front, inset spotlights, extractor.

#### **Bedroom Two 16'4" x 15'3" (4.98m x 4.65m)**

Juliette balcony to rear, four velux windows, fitted wardrobes, radiator.

#### **Bedroom Three 13'3" x 10'4" (4.05m x 3.15m)**

Window to front, radiator.

#### **Bedroom Four 9'1" x 8'5" (2.77m x 2.58m)**

Window to front, radiator, fitted cupboard.

#### **Bathroom**

Fitted with a white suite comprising bath, shower cubicle, low level WC, wash hand basin, velux window, heated towel rail, extractor.

#### **Outside**

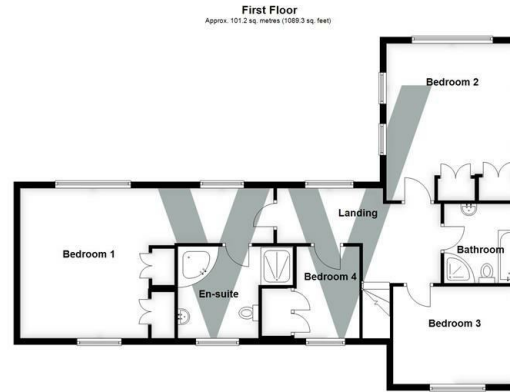
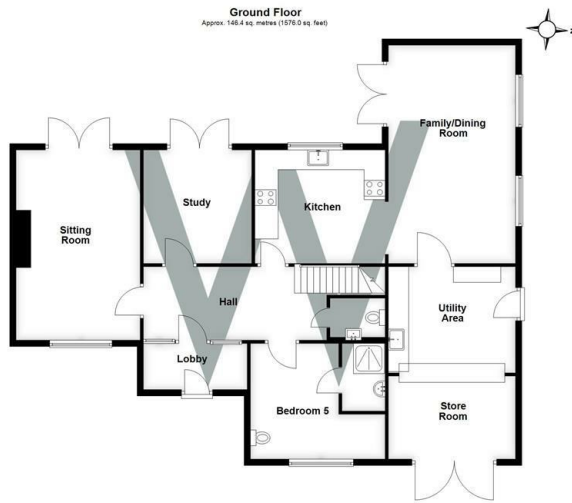
To the front of the property is a full width gravel driveway with off road parking for several cars. The rear garden is a particular feature of the property with a large patio area with a pergola. There is a large area of lawn with two large timber workshops/sheds and a gravelled, covered entertaining area. There is an outbuilding providing ancillary accommodation divided in to a sitting room with a kitchen area, a double bedroom and shower room.

#### **Services**

Mains water and electricity are connected to the property. Septic tank drainage.

#### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2022/2023 payable to Wiltshire Council is £2475.35.



Total area: approx. 247.6 sq. metres (2665.3 sq. feet)

**WHITES**  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82-blue) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	68	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	77



