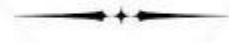




For Sale

In

Durrington



196 Bulford Road



This delightful detached period cottage with excellent accommodation has 4 bedrooms and 2 reception rooms incorporating many charming features.

Porch, entrance hall, dining room, sitting room, kitchen, utility, WC, Four bedrooms, family bathroom.

Front, rear and side gardens, incorporated large single garage.

DESCRIPTION:

196 Bulford Road is located behind two large wooden gates giving the property excellent privacy from the road and its neighbours. This charming period home dates back as far as 1826 and benefits from a wealth of character. Internally the property is presented in good condition with a modern bathroom and kitchen. The dining room and sitting room are light and airy. The property benefits from a variety of original features such as exposed beams and attractive fireplace whilst it also has a gas fired central heating system and some secondary glazing to the front of the property. There is also a very useful utility room and WC. Externally the bulk of the garden is positioned at the front of the property though there is an excellent south facing patio on the right hand of the house and rear decked area also.

ACCOMMODATION

GROUND FLOOR

Hall:

Staircase leading to first floor and entrance to dining room, attractive exposed wooden beams.

Sitting Room:

3.35m (11ft 0in) x 6.71m (22ft 0in) A spacious room with working fire place that has a black painted brick surround and hearth, many exposed beams. Two French doors leading to either side of the property providing good light and easy access into the garden.

Utility Room:

1.55m (5ft 1in) x 1.55m (5ft 1in) Space for washing machine and tumble dryer underneath an attractive laminate work surface with stainless steel sink integrated with storage above, tiled floor leading to WC.

WC:

White suite with WC and hand basin, tiled floor.

Dining Room:

3.66m (12ft 0in) x 3.38m (11ft 1in) A bright and attractive room with double aspect to side and front of property. There is an attractive bay window, a variety of exposed beams, storage under the stairs.

Kitchen:

3.66m (12ft 0in) x 2.13m (7ft 0in) The galley style kitchen has been fitted with an attractive wooden work surface and white units, excellent storage underneath the counter and above with integrated electric oven and hob with extractor above. Built in dishwasher, floor has been finished with marble tiles. Bay window.

FIRST FLOOR

Landing:

Leading to all principle first floor bedrooms, two Velux windows.

Bedroom 1:

3.76m (12ft 4in) x 3.56m (11ft 8in) This light attractive room has a double aspect to front and side, built in storage and exposed wooden beams.

Bedroom 2:

3.38m (11ft 1in) x 3.78m (12ft 5in) Outlook to side and exposed wooden beams.

Bedroom 3:

2.21m (7ft 3in) x 4.52m (14ft 10in) Window to front.

Bedroom 4:

(7ft 3in) x 3.38m (11ft 1in) Built in wardrobe space and window to rear.

Bathroom:

A recently fitted attractive white suite. Bath with shower above, WC and Hand basin. Heated towel rail and partly tiled wall.

OUTSIDE:

The property is entered via a heavy wooden gate and leads to a graveled driveway providing ample parking. The main bulk of the garden for this property is situated at the front with a grassed area and a variety of mature shrubs and trees. There is also two attractive side and rear gardens, the side garden has been finished with an attractive patio area fringed with a raised brick flower bed with a variety of shrubs and trees. The area is south facing making it an ideal barbecue spot. The rear garden has a useful decked area and is enclosed by a wall providing excellent privacy. The large single garage measures (15ft x 14ft 10in) max, it has an up and over door, lighting and power.

Woolley & Wallis, Salisbury

Guide Price £375,000

