

Tree Tops
Harnham, Salisbury

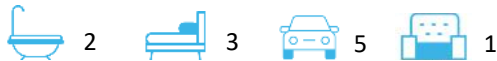




A detached, modern, three bedroom bungalow with garage and ample parking

Tree Tops, Carrion Pond Drive
Harnham, Salisbury, SP2 8PD

Guide Price:
£395,000



- Detached bungalow
- Modern kitchen with ample storage
- Triple aspect reception room
- Modern bathroom
- Principal bedroom with ensuite
- Close to local amenities
- Garden with patio area
- Detached garage
- Ample parking
- No onward chain

The Property

Tree Tops is modern detached bungalow located in the popular residential area of Harnham to the southern suburbs of Salisbury. The property is believed to have been built in 2019 with rendered block elevations under a tile roof and has a very good specification with gas fired central heating as well as UPVC double glazing, fascias and soffits.

The entrance door opens into an L-shaped entrance hall, which benefits from two built-in cupboards-one housing the combination boiler and the other providing useful shelving for storage. There is also access to the loft space via a hatch. To the front of the property is a delightful triple-aspect living room, offering an abundance of natural light and featuring a door out onto the patio area.

The spacious, double-aspect kitchen/breakfast room is fitted with a range of wall and base units complemented by roll-edge work surfaces and splashback tiling, providing ample storage and preparation space. Integrated appliances include a dishwasher, washing machine, fridge/freezer, electric hob with filter hood above, and a double electric oven below. The room is further enhanced by tiled flooring and downlighting.

The study/bedroom three is currently used as a home office, offering an excellent space for remote working, but could equally serve as a small single third bedroom if required.

The principal bedroom is a well-proportioned double room overlooking the rear aspect and benefits from an en-suite shower room comprising a shower cubicle with mains shower, wash hand basin, and WC.

Bedroom two is also situated at the rear of the property, the room is bright and has neutral décor.

The family bathroom is fitted with a suite comprising of a panelled bath with electric shower over and splashback tiling, a pedestal wash hand basin with tiled surround, and a WC. A useful full-height built-in cupboard provides additional storage.

Services

All mains services are connected. Ofcom suggests that Ultrafast broadband is available and that all major mobile networks offer good service.

Tenure

Freehold

EPC Rating

C (79)

Outgoings

Council Tax Band: E

Size

1095 sq ft (total)









Outside

Despite its address vehicle access is approached via Essex Square where a gated entrance opens onto a gravel driveway providing off-road parking for at least three vehicles plus a single detached garage featuring an up-and-over door to the front and a pedestrian side door. Block paving runs along the front of the garage, with a pathway leading to the bungalow itself. On either side of the path are lawned areas with a variety of flower and shrub borders, while the boundaries are enclosed by a combination of fencing and hedging.

At the end of the path sits a delightful and private patio area, which enjoys a broadly southerly aspect. From here, a pathway continues around both sides of the bungalow. To left side this leads to the covered canopy porch and main front entrance.

Opposite the entrance, there is a gate with steps leading down to Carrion Pond Drive, providing pedestrian access. To the rear of the property, there is a gravelled area currently housing a shed, which connects to a gravel pathway leading back around the right-hand side of the bungalow back to the front.

Location

The property is conveniently located within walking distance of Netherhampton Road, which offers a range of local amenities, including a general store with Post Office services. Further along the road, you'll find a church, and regular bus routes provide easy access to the city centre.

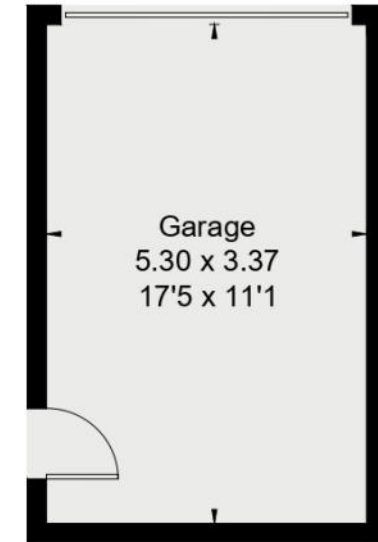
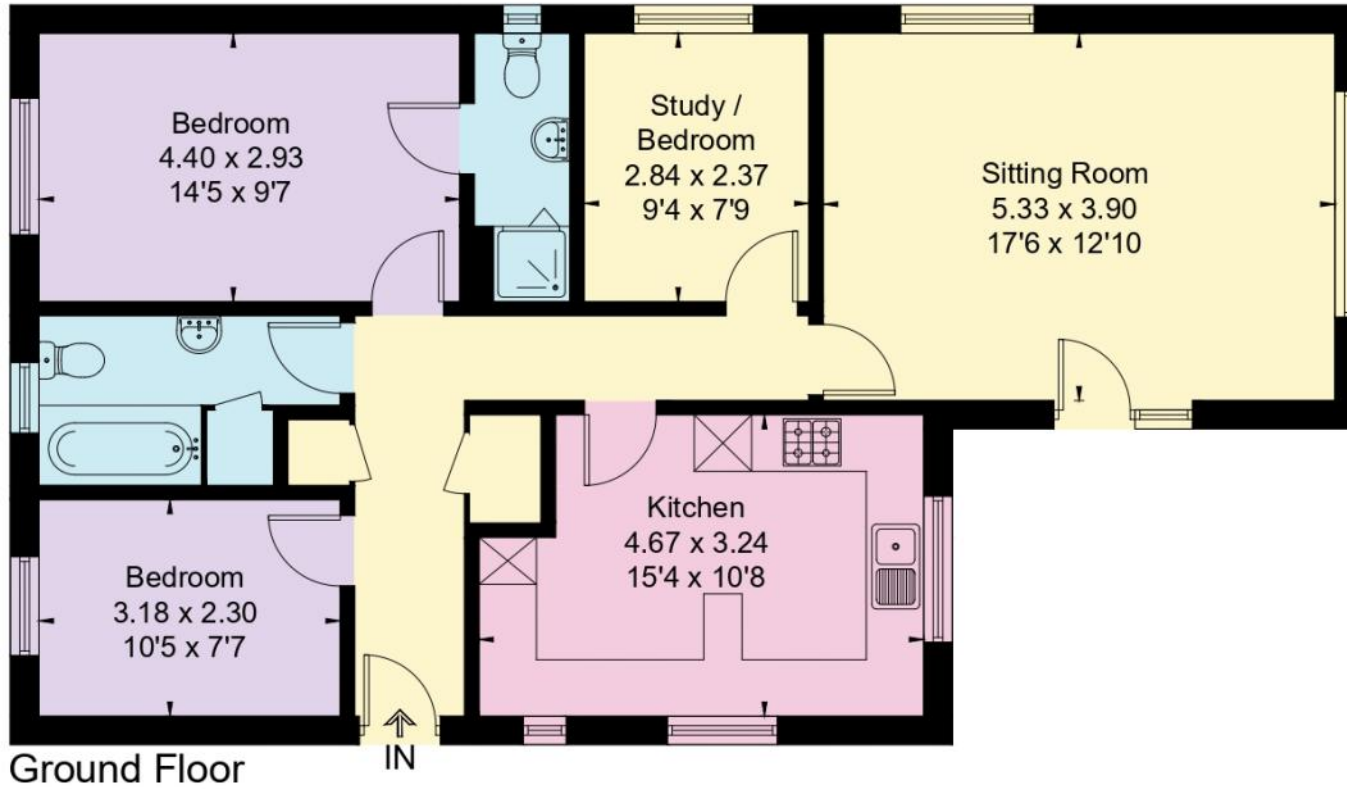
Harnham itself has a strong sense of community and features a well-regarded primary school, public houses, a recreation ground, a hotel, and a village hall.

The city centre is also within comfortable walking distance, offering an extensive range of amenities, including a mainline railway station, a variety of shops and supermarkets, schools, and leisure facilities such as a cinema and theatre.





Approximate Floor Area = 84.1 sq m / 905 sq ft
Garage = 17.7 sq m / 190 sq ft
Total = 101.8 sq m / 1095 sq ft



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105801

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