



14 Donaldson Road

Salisbury, SP1 3DA

£475,000



A handsome and substantial detached house in this highly sought after residential location. 14 Donaldson Road is a classic 1930's style home which has been improved and well maintained, but offers huge scope and potential (subject to planning consent). Accommodation comprises entrance hall, two well proportioned reception rooms, modern fitted kitchen, utility room, three bedrooms, refitted bathroom and cloakroom. The house benefits from driveway parking and integral garage, double glazing and gas heating, with a deceptively generous rear garden with huge potential. Donaldson Road is a quiet residential road a short distance from the city centre. The location falls within a number of highly sought after school catchment areas, with a number of very useful amenities within walking distance. All of the city centre amenities, including the railway station are also within easy reach. An early internal viewing is highly advised.



Directions

Proceed to Castle Street roundabout taking the Castle Road exit. After a short time turn right into Victoria Road. Follow the road as it bends right then left turning right into Donaldson Road. Number 14 can be found after a short time on your right hand side.

Glazed Doors to:

Entrance Hall

Stairs to the first floor with storage cupboards under. Double radiator, low level electric fuse cupboard and picture rail.

Sitting Room 15'3" x 11'11" (4.65m x 3.65m)

Double glazed bay window to front aspect. Tiled fireplace, radiator and picture rail.

Dining Room 12'11" x 10'11" (3.95m x 3.35m)

Double glazed doors and windows to rear garden. Fireplace with marble style surround and hearth with wooden mantle. Double radiator and picture rail.

Kitchen 9'2" x 8'0" (2.8m x 2.45m)

Modern shaker style units with granite work surface over. Inset Belfast sink with tiled splashbacks, space for oven, dishwasher and refrigerator. Double glazed window to rear aspect, part glazed door to:

Utility Room 7'6" x 7'8" max (2.3m x 2.35m max)

Range of matching shaker style units with granite work surface. Belfast sink with tiled splashbacks, plumbing and space for washing machine. Double glazed window overlooking the rear garden and double glazed door to side, door to garage and radiator.

Cloakroom

Low level WC wash hand basin and tiled splashbacks.

Garage 17'8" x 8'6" (5.4m x 2.6m)

Up and over door to front and pedestrian door to utility room. Window to side, power and light.

First Floor Landing

Double glazed window to side aspect, access to loft space. Picture rail.

Bedroom One 15'7" x 12'1" max (4.75m x 3.7m max)

Double glazed bay window to front aspect, radiator and picture rail.

Bedroom Two 12'11" x 10'11" max (3.95m x 3.35m max)

Double glazed window to rear aspect. Built in double wardrobe, double radiator, vanity wash basin and picture rail.

Bedroom Three 6'10" x 6'6" (2.1m x 2m)

Double glazed window to front aspect, radiator and picture rail.

Bathroom 8'8" x 8'0" (2.65m x 2.45m)

Modern white suite comprising panelled bath, concealed cistern WC and vanity wash basin. Tiled splashbacks, double radiator, obscure double glazed window to rear aspect and airing cupboard housing hot water tank.

Outside

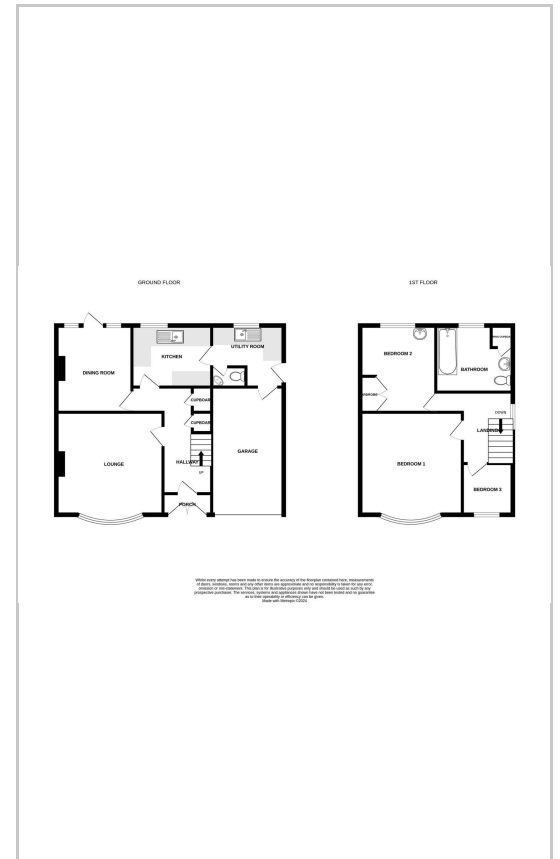
To the front of the house is a well stocked garden enclosed by brick wall. Wrought iron gates lead to a crazy paved driveway, high level gate to rear.

The rear garden has a westerly aspect and has been terraced over three levels. Immediately outside the dining room is a generous paved patio with sun awning, outside tap and socket. Two sets of steps lead down to a further paved area with an array of mature planting. Twin archways lead to a brick paved area with a further selection of ornamental planting and garden shed.

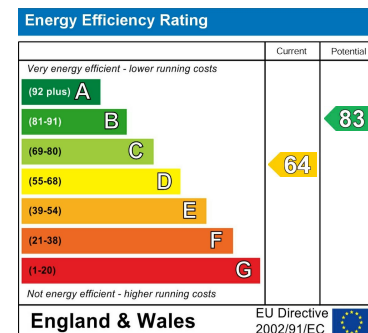
Area Map



Floor Plans



Energy Efficiency Graph



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