



Staplegrove, Whitchers Meadow, Alderbury, Salisbury, Wiltshire, SP5 3TL

£550,000 Freehold

An individually designed detached bungalow centrally situated in a large plot with a southerly aspect rear garden. No onward chain.

Description

The property is an individually designed bungalow offering spacious accommodation (approaching 2000 square feet) which is offered to the market with no onward chain. A particular feature of the property is the main reception room which has a wooden floor and a vaulted ceiling with velux windows and an arched, glazed front elevation with doors leading on to a timber decked area to the front. The kitchen has a central island/breakfast bar and French doors leading on to the garden. The main bedroom also accesses the garden and has an en-suite bathroom and a walk-in wardrobe and there are two further double bedrooms. Completing the accommodation is a bathroom and a utility room. The property sits centrally within the plot so there is ample driveway parking and the rear garden enjoys a southerly aspect and backs on to open fields. Further benefits include PVCu triple glazing and gas central heating. The village of Alderbury has good amenities including two shops (one of which is also a post office), a public house, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away. NO ONWARD CHAIN.

Property Specifics

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

Entrance Porch

Pitched glazed roof, part glazed front door to;

Entrance Hall

Two radiators, inset spotlights, airing cupboard housing hot water tank and shelving, through to;

Vaulted Sitting/Dining Room 25'1" x 18'6" (7.66m x 5.66m)

High vaulted ceiling with two velux windows and an arched, glazed front elevation with French doors, media points, wall mounted electric fire, three radiators, space for table and chairs, wooden floor, through to;

Kitchen/Breakfast Room 19'2" x 11'7" (5.85m x 3.54m)

Fitted with cream fronted base and wall units and work surfaces over, sink and drainer, integrated dishwasher, electric oven, hob and grill, space for fridge/freezer, central island unit with drawers and breakfast bar, double doors and windows to garden, door to;

Utility Room 11'5" x 5'4" (3.49m x 1.63m)

Base and wall cupboards, sink and drainer, space for fridge/freezer, part glazed door to garden.

Bedroom One 18'6" x 15'1" (5.66m x 4.62m)

Dual aspect with window to rear and double doors and windows to side, two radiators, door to wardrobe and to;

En-suite Bathroom

Fitted with a white suite comprising shower cubicle, panelled bath and low level WC, wash hand basin with cupboard under, heated towel rail, fully tiled walls, extractor, inset spotlights, automatic lighting, window to side.

Walk-in Wardrobe

Fitted with shelving, drawers and hanging rail, radiator.

Bedroom Two 17'4" x 12'4" (5.29m x 3.76m)

Window to front, radiator.

Bedroom Three 13'0" x 11'8" into wardrobe (3.98m x 3.57m into wardrobe)

Window to side, radiator, mirror fronted wardrobes, access to boarded and insulated loft.

Bathroom

Fitted with a shower cubicle, jacuzzi bath, wash hand basin with cupboard under, low level WC, heated towel rail, tiled walls and floor, inset spotlights, extractor, window to side.

Outside

The property is set back from the road and has a lawn and gravelled driveway with parking for several cars. The rear garden enjoys a southerly aspect and is lawned and enclosed on all sides whilst backing on to open fields.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

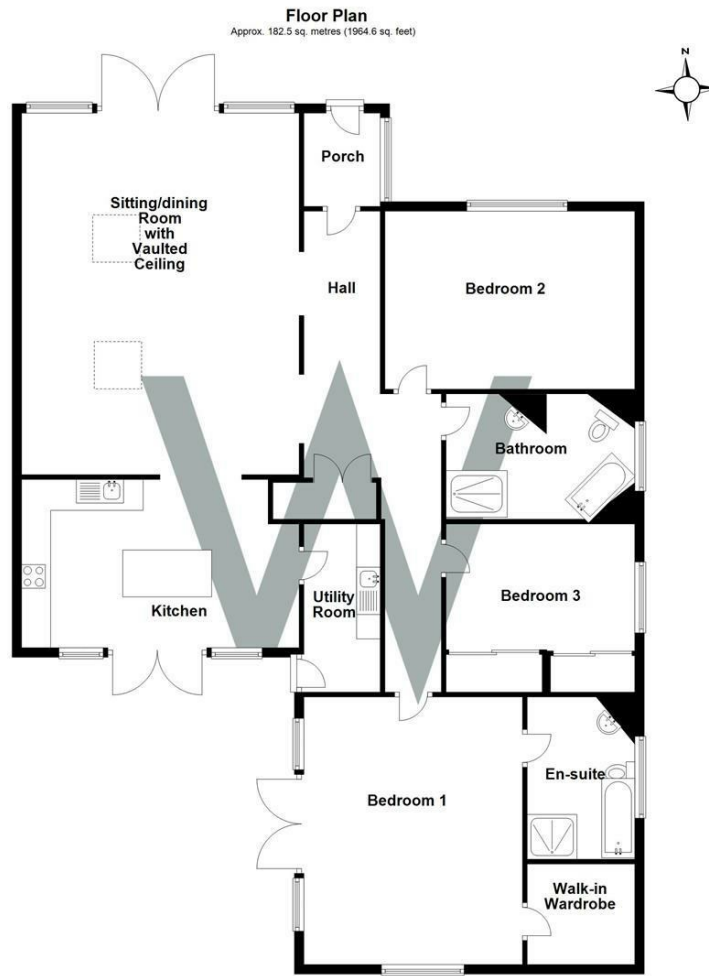
The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3057.11.

Directions

Leave Salisbury on the A36 and at the start of the dual carriageway turn right towards Alderbury. Upon entering the village turn left on to Clarendon Road and take the next right turn in to Whitchers Meadow. The property can be found at the end of the cul de sac.

WHAT3WORDS

What3Words reference is: [///weeded.thighs.proud](https://www.what3words.com/lookup////weeded.thighs.proud)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	83
	EU Directive 2002/91/EC		

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