



332 Devizes Road, Salisbury, Wiltshire, SP2 7DP

£415,000 Freehold

## **An extended three bedroom detached house with a large garden and offered to the market with no onward chain.**

### **Description**

The property is a three bedroom detached house that has been extended with potential for improvement and further extension possibly in to the loft area and to the side. The house is in need of some updating and comprises an entrance hallway, a family room, and both the sitting/dining room and kitchen have been extended. Leading from the dining area is a conservatory. On the first floor are three bedrooms and a bathroom with a white four piece suite. Benefits include gas central heating and PVCu double glazing. To the front of the house there is off road parking in front of an attached single garage. The rear garden is a particular feature of the property extending to approximately 150 feet and backing on to woodland therefore providing an extremely private aspect. This property offers an excellent opportunity to create a superb family house located near to amenities including a primary school and with a regular bus service from Devizes Road in to the city centre which lies approximately one mile away. The house is offered to the market with no onward chain.

### **Property Specifics**

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

#### **Entrance hall**

Part glazed front door, radiator, stairs with cupboard under housing electric fusebox, further understair cupboard.

#### **Family room 12'2" max x 11'5" (3.72m max x 3.50m)**

Window to front, radiator, telephone point.

#### **Sitting/dining room 22'3" max x 10'4" max (6.79m max x 3.16m max)**

TV point, coal effect gas fire, space for table and chairs, radiator, obscure glazed window to kitchen, French doors to;

#### **Conservatory 9'10" x 6'7" (3.00m x 2.01m)**

Glazed elevations with pitched perspex roof, French doors to garden.

#### **Kitchen 19'10" max x 8'0" max (6.06m max x 2.44m max)**

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to side, integrated dishwasher, electric oven and grill, fridge/freezer, four ring gas hob and extractor over, radiator, glazed door to garden.

### **Stairs to first floor - landing**

Loft access.

#### **Bedroom one 11'1" max into wardrobe x 13'6" max (3.39m max into wardrobe x 4.12m max)**

Window to rear, radiator, fitted wardrobes along one wall.

#### **Bedroom two 10'8" x 10'2" (3.27m x 3.12m)**

Window to front, radiator, fitted wardrobes and drawers, radiator.

#### **Bedroom three 9'1" x 7'0" (2.79m x 2.15m)**

Window to front, radiator.

### **Bathroom**

Fitted with a white four piece suite comprising shower cubicle, panelled bath, pedestal wash hand basin, low level WC, heated towel rail, window to side.

### **Outside**

To the front of the property is a garden area and a driveway. The rear garden is splendid, very well stocked with shrubs and trees and offers an excellent degree of privacy. It extends to approximately 150 feet in length and backs on to woodland and there is a large greenhouse and timber summerhouse/shed. This is a perfect garden for a family with children.

### **Garage**

With up and over door, power and light and rear access door.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' E ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,927.95.

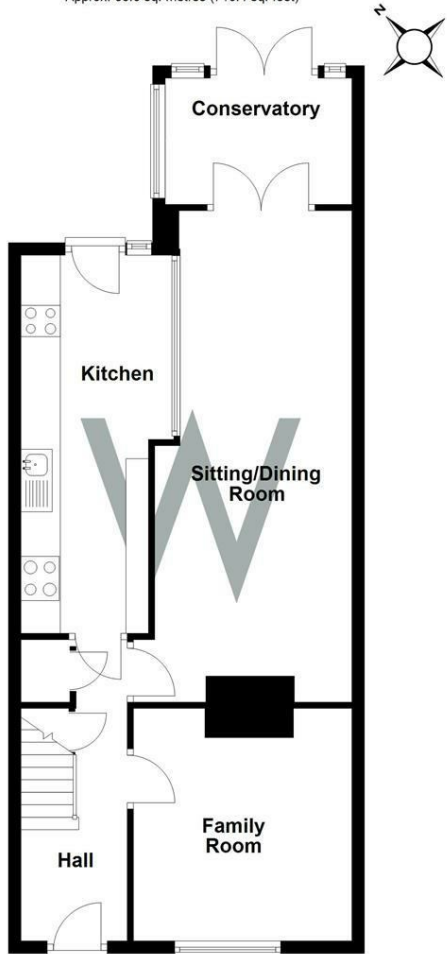
### **Directions**

From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At St Pauls roundabout turn right on to the A360 Devizes Road. Continue forwards at the next mini roundabout and the property can be found on the right hand side.

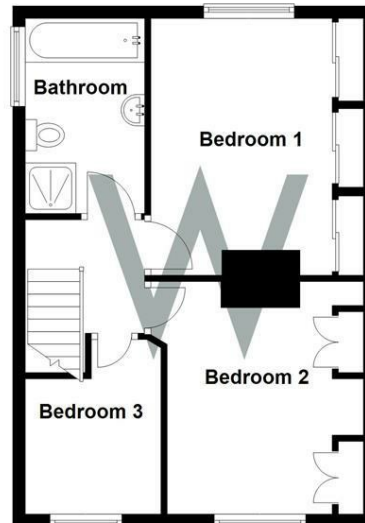
### **WHAT3WORDS**

What3Words reference is: ///people.foam.frames

**Ground Floor**  
Approx. 66.6 sq. metres (716.4 sq. feet)



**First Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
01722 336422  
www.hwwhite.co.uk  
residential-sales@hwwhite.co.uk

