



15 Oakwood Grove, Alderbury, Salisbury, Wiltshire, SP5 3BN

Guide Price £485,000 Freehold

A well presented four bedroom detached house situated in a cul de sac within a popular village.

Description

The property is a very well presented detached house situated in a slightly elevated position towards the end of this popular development. The accommodation comprises an entrance hallway, a cloakroom, a study and a sitting room with a woodburner. There is a dining area with French doors leading on to the garden and the kitchen has an excellent range of units and leads to a useful utility room. On the first floor are four good sized bedrooms with an en-suite to the master bedroom and there is a family bathroom with an attractive claw foot bath. There is an integral garage, off road parking for two cars (and potentially more) and a rear garden that backs on to open land. Further benefits include gas central heating and double glazing throughout. The property is located near to the village centre which has good amenities including two shops (one of which is also a post office), public houses, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.

Property Specifics

The accommodation is arranged as follows,:

Entrance Hall

Covered porch with light, front door with glazed side panel.

Sitting Room 14'3" x 12'4" (4.36m x 3.76m)

Square bay window to front, radiator, fireplace with inset woodburner and timber mantel over, TV and telephone point, arch to;

Dining Room 12'4" x 9'7" (3.76m x 2.94m)

French doors to rear. fitted unit with storage cupboards and shelving, radiator, space for table and chairs, door to;

Kitchen 13'8" x 8'5" (4.19m x 2.59m)

Fitted with an excellent range of cream fronted base and wall units, sink and drainer under window to rear, further window to rear, integrated electric oven, two larder cupboards with extensive storage and pull out racking, space for American style fridge/freezer, space/plumbing for dishwasher, door to;

Utility 8'1" x 6'5" (2.47m x 1.98m)

Work surface with sink and drainer under window to rear, space/plumbing for washing machine, wall mounted Worcester gas boiler, part glazed door to side.

Study 8'10" x 6'9" (2.71m x 2.07m)

Square bay window to front, radiator.

Cloakroom

Fitted with a low level WC, wash hand basin with cupboard under, extractor.

First Floor - Landing

Access to loft, fitted wardrobe.

Bedroom One 12'5" x 10'2" (3.79m x 3.12m)

Square bay window to front, radiator, wood effect floor, door to;

En-suite shower room

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin with drawers under, fully tiled walls, heated towel rail, obscure glazed window to side.

Bedroom Two 10'10" x 10'2" (3.32m x 3.12m)

Two windows to front, wood effect floor, radiator.

Bedroom Three 10'0" x 9'3" both max (3.06m x 2.82m both max)

Window to rear, radiator.

Bedroom Four 9'1" x 8'7" (2.77m x 2.63m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising claw foot bath with shower over, low level WC, wash hand basin with cupboard under, shaver point, tiled floor and part tiled walls, heated towel rail, obscure glazed window to rear.

Garage 17'6" x 8'0" (5.34m x 2.46m)

Up and over door, power and light.

Outside

To the front of the property is off road parking for two cars with potential for further spaces. There is side access in to the rear garden which enjoys a westerly aspect. There is a patio area leading to a lawn which has well stocked flower borders. There is a pear tree and a storage shed and the garden provides a private aspect backing on to open land.

Services

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

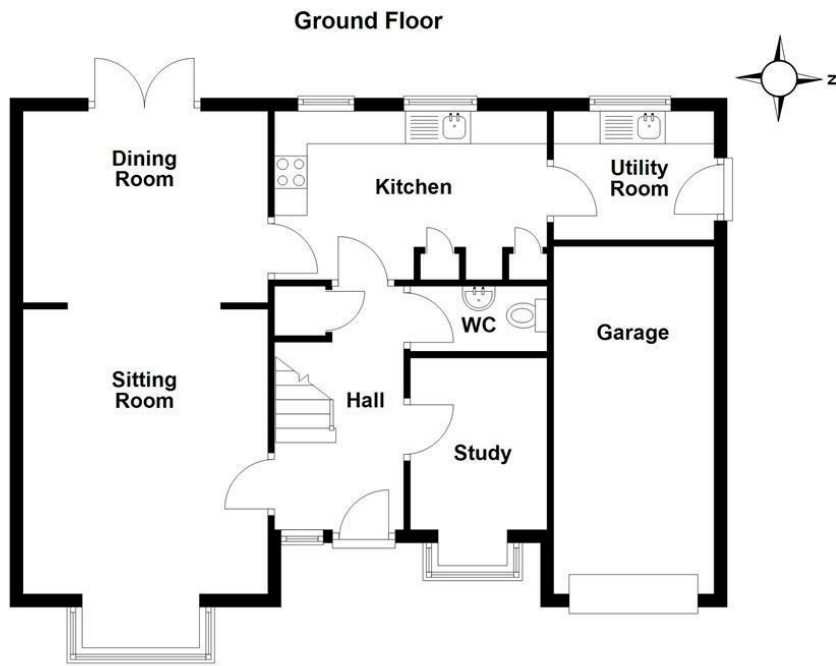
Outgoings

The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,057.11.

Directions

WHAT3WORDS

What3Words reference is: ///zoomed.sharpened.beefed



| 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 | 72 | 83 |
| | EU Directive 2002/91/EC | |



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