



12 Kingfisher Close, Harnham, Salisbury, Wiltshire, SP2 8JE

£420,000 Freehold

## **An extended detached house situated in an elevated position on this popular development on the southern side of the city.**

### **Description**

The property comprises a well presented and extended three bedroom detached house occupying an elevated position within a cul de sac on this popular residential development. The property is offered in good order and comprises an entrance hallway, a cloakroom and a kitchen/breakfast room with a good range of units. There is a sitting room which leads to a conservatory extension. On the first floor are three bedrooms all with fitted cupboards/wardrobes with the rear bedroom having far reaching views. There is also a family bathroom. To the rear of the property is a single garage with a driveway providing off road parking for one car and there is a pleasant walled rear garden. There is further parking for two cars to the front of the house. The property further benefits from PVCu double glazing and gas fired central heating. Kingfisher Close is a popular cul de sac lying at the end of the popular Ridings Mead development and there is a regular bus service nearby leading to the city centre which lies approximately one mile away. Further nearby amenities include a Marks and Spencer outlet on the nearby Downton Road and a Nisa store. No onward chain.

### **Property Specifics**

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

#### **Entrance Hall**

Part glazed front door, window to side, radiator, stairs with cupboard under, internet point, wood effect floor.

#### **Cloakroom**

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, heated towel rail, part tiled walls, tiled floor, obscure glazed window to front.

#### **Sitting Room 17'11" 13'9" (5.48m 4.20m)**

Window to front, open fire with timber surround and mantel with stone backdrop and hearth and inset coal effect gas fire, two radiators, TV point, glazed French doors to;

#### **Conservatory 11'4" x 10'0" (3.47m x 3.05m )**

Brick and double glazed elevations with pitched Perspex roof, TV point, French doors to garden, radiator, space for table and chairs, overhead fan with lights.

#### **Kitchen 11'4" x 9'10" (3.46m x 3.02m)**

Fitted with cream fronted base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to rear, integrated electric oven, four ring gas hob and extractor over, space for fridge/freezer, space/plumbing for washing machine and dishwasher, wood effect floor, radiator, storage cupboard with shelving and electric fusebox, retractable breakfast bar, part glazed door to side, wall mounted Worcester gas boiler.

### **First Floor - Landing**

Window to side, loft access.

#### **Bedroom One 13'10" max into wardrobe x 8'10" (4.22m max into wardrobe x 2.70m)**

Window to front, radiator, mirror fronted doors to fitted wardrobe along one wall.

#### **Bedroom Two 14'4" x 8'9" both max (4.37m x 2.69m both max)**

Window to rear with far reaching views, built in wardrobe with hanging rail and shelf, radiator.

#### **Bedroom Three 8'11" x 6'9" (2.72m x 2.06m)**

Window to front, over stair cupboard, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, panelled bath with Mira shower and shower screen, wash hand basin with cupboard under, concealed low level WC, part tiled walls, shaver point, inset spotlights, heated towel rail, obscure glazed window to rear.

### **Outside**

To the front and side there are gravelled areas and an open plan lawned area. The rear garden has two patio areas, the remainder being lawned. There is a useful side gate, outside tap and light and is mainly enclosed by brick walling. A gate leads to the detached garage and off road parking space for one car.

#### **Garage 16'5" x 8'3" (5.02m x 2.52m)**

With an up and over door, concrete base, power and light, double glazed window and loft storage.

### **Services**

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

### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2,525.94.

### **Directions**

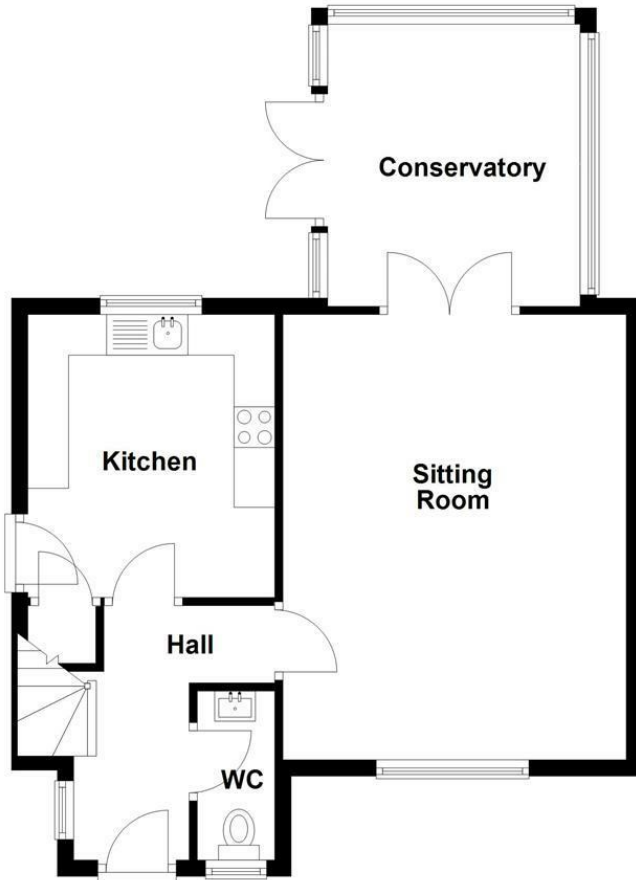
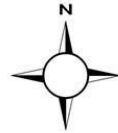
Leave Salisbury via Exeter Street and continue forwards after the roundabout in the right hand lane. Pass through two sets of traffic lights and at the mini roundabout turn left. At the next roundabout turn right on to the Ridings Mead development and continue to the end. Kingfisher Close can be found on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///twice.wiser.aspect](https://www.what3words.com/#!/en-gb/@@@twice.wiser.aspect)

### Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 94.4 sq. metres (1016.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



