



25 Gray Street, Longhedge, Salisbury, Wiltshire, SP4 6SX

£485,000 Freehold



## A modern detached house with a detached garage and useful garden office.

### Description

The property is a modern detached house lying on a popular development on the northern side of the city. The well presented accommodation comprises a large entrance hallway, a cloakroom and a kitchen/dining room with all appliances integrated and French doors leading in to the rear garden. The sitting room has a lovely aspect to the side of the house with French doors and windows opening on to the walled garden. On the first floor are four bedrooms with an en-suite shower room to the main bedroom and there is a family bathroom. Externally, the garden has an insulated outbuilding which is ideal for an office space and the majority of the private garden lies to the side. There is also a detached garage and a driveway providing off road parking. Further benefits include PVCu double glazing, gas central heating and the residue of the NHBC. Longhedge lies approximately 2 miles from the city centre to which there is a regular service and there is a nearby convenience store and primary school.

### Property Specifics

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

#### Entrance Hall

Wood effect floor, stairs, radiator.

#### Sitting Room 18'3" x 14'0" (5.58m x 4.28m)

Window to front, French doors and windows to garden, two radiators, media plate.

#### Kitchen/Dining Room 18'3" x 12'3" max (5.58m x 3.75m max)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to front, integrated electric oven, five ring gas hob and extractor, dishwasher, washing machine, fridge/freezer, two radiators, TV point, space for table and chairs, French doors to rear.

#### Cloakroom

Fitted with a low level WC, pedestal wash hand basin, radiator, obscure glazed window to rear.

#### First Floor - Landing

Window to rear, radiator, loft access, linen cupboard.

#### Bedroom One 12'11" x 10'10" max into wardrobe. (3.95m x 3.32m max into wardrobe.)

Window to front, fitted wardrobe, radiator, door to;

#### En-Suite Shower Room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, tiled floor and part tiled walls, heated towel rail, inset spotlights, extractor.

#### Bedroom Two 11'1" x 10'0" (3.40m x 3.07m)

Dual aspect with windows to front and side, radiator, TV point.

#### Bedroom Three 11'1" x 10'0" (3.40m x 3.07m)

Window to side, radiator, TV point.

#### Bedroom Four 8'0" x 7'10" max (2.44m x 2.41m max)

Window to front, radiator.

#### Bathroom

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

#### Outside

To the front of the property there is a path leading to the front door. To the rear of the house is an insulated outbuilding with power and light measuring 4.10m x 2.49m with sliding patio doors and a window. The main garden lies to the side of the house with lawn and patio areas and enclosed by brick wall and fenced boundaries.

#### Detached Garage 19'9" x 9'6" (6.03m x 2.91m)

With an up and over door, power and light. There is a driveway providing off road parking for two cars.

#### Services

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

#### Outgoings

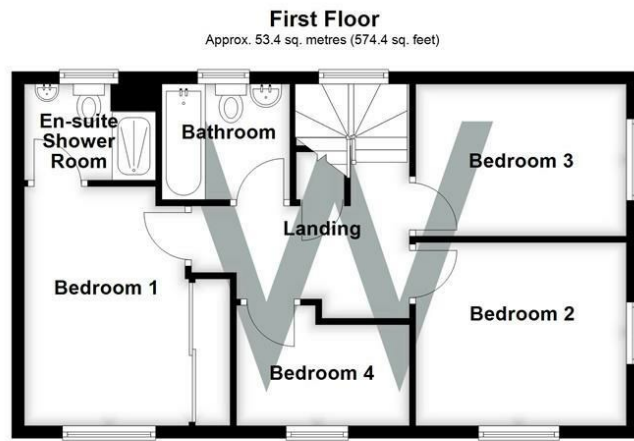
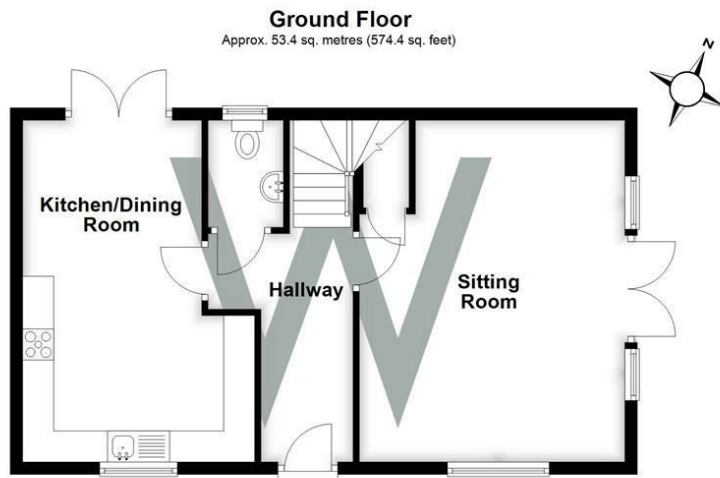
The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26.

#### Directions

Leave Salisbury in a northerly direction on Castle Road passing Old Sarum. An the second roundabout turn right on to McNamara Street and at the crossroads continue forwards. take the next left in to Gray Street and the property is the last house on the left hand side.

#### WHAT3WORDS

What3Words reference is: ///confused.aliens.trailers



Total area: approx. 106.7 sq. metres (1148.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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