



9 Collingwood Close, Whaddon, Salisbury, Wiltshire, SP5 3FE

Guide Price £335,000 Freehold

Modern semi-detached house situated in a small gated close offering good privacy together with garage and parking for 2 vehicles.

Description

Modern semi-detached house situated in a small gated close offering excellent privacy together with attached garage and parking for 2 vehicles, easy maintenance rear garden and spacious accommodation. Offered in excellent order with mostly hard flooring, good storage cupboards, double glazing and gas central heating. On the ground floor is an entrance hall, cloakroom, large living/dining room and a well fitted kitchen. On the first floor there is a master bedroom with ensuite shower room, two further double bedrooms, a single bedroom and family bathroom.

The property is situated on the edge of the village and local facilities include local shop and post office, mini-mart, recreation ground and village hall, primary school and bus services. Salisbury is about 4 miles away whilst the New Forest is about 6 miles.

Entrance Porch

Entrance Hall

Stairs to first floor, wooden flooring.

Cloakroom

WC and wash hand basin, wooden flooring.

Living Room

Wooden flooring, double doors to garden, deep storage cupboard, opening to:

Kitchen

Range of roll edge work surfaces with base and wall mounted cupboards, drawers, 4 ring gas hob with stainless steel splashback and extractor hood over, built in oven, space and plumbing for dishwasher and washing machine, fridge/freezer space, cupboard housing gas boiler for heating and hot water, wood effect flooring.

First floor Landing

Airing cupboard with high pressure cylinder, hatch to loft.

Bedroom One

Ensuite Shower Room

Large cubicle with glass screen and thermostatic mixer taps, wc and hand basin, shaver socket, tiled floor, part tiled walls, extractor fan.

Bedroom Two

Range of built in wardrobes.

Bedroom Three

Range of three eaves storage cupboards with double doors, twin velux windows.

Bedroom Four

Bathroom

White suite of panel bath with mixer taps and shower attachment, WC and wash hand basin. Tiled splashbacks, wood effect flooring, extractor fan.

Outside

To the front of the house is a driveway and parking area for two vehicles. Gravel sitting area and path to front door. Water tap.

The rear garden is enclosed by hedging and timber fencing. A gravel area leads to brick edged circular lawn with large seating circle beside, flower beds and shrubs.

Garage

Up and over door, power and light, pedestrian access door to garden.

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 £2225.74.

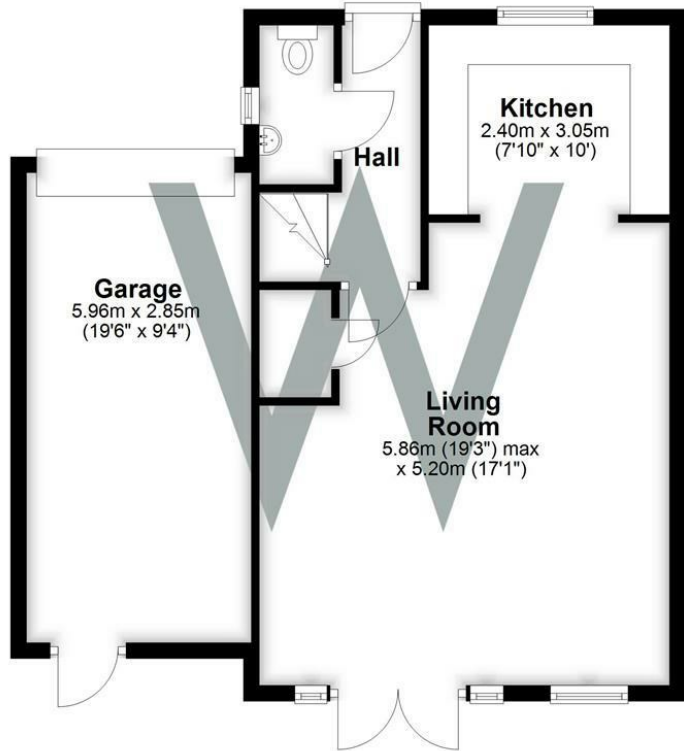
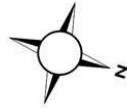
Directions

From Salisbury take the A36 turning right just before the start of the dual carriageway, signposted to Alderbury. Proceed through Alderbury and into Whaddon, turning left into Grimstead Road. Collingwood Close will be found at the end on the left hand side.

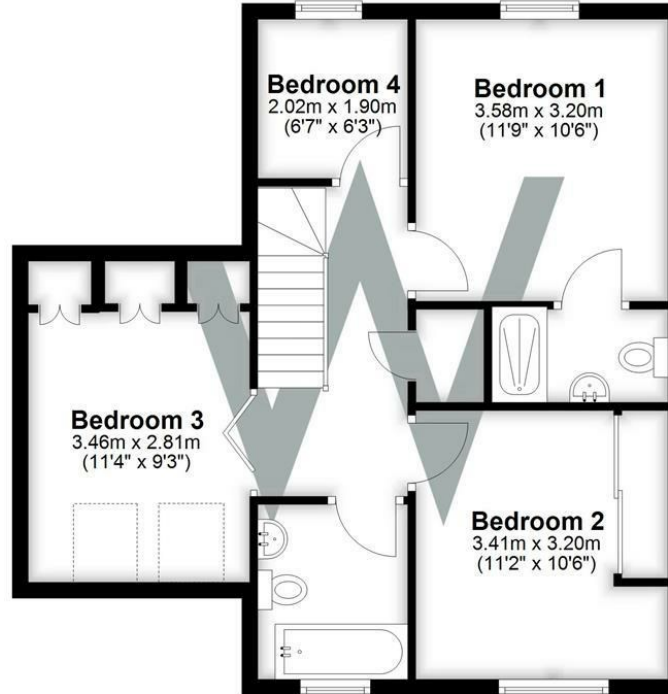
WHAT3WORDS

What3Words reference is: [///foiled.crown.imply](https://www.what3words.com/foiled.crown.imply)

Ground Floor
Approx. 61.0 sq. metres (656.8 sq. feet)



First Floor
Approx. 55.3 sq. metres (595.1 sq. feet)



Total area: approx. 116.3 sq. metres (1251.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

