



5 Shaftesbury Drove, West Harnham, Salisbury, Wiltshire, SP2 8QH

Guide Price £495,000 Freehold

Wonderful family home over three floors in one of the best locations in Salisbury, offered in excellent condition and with a high specification.

Description

A wonderful semi-detached nearly new family home, quietly tucked away at the end of a small close in probably the most sought after area of Salisbury and offered in truly superb condition throughout. The property offers an exceptional specification including underfloor heating to the ground floor, oak doors with chromium handles, quality sanitary ware, tiling and fitted kitchen, gas central heating, double glazing and easy maintenance garden. Further benefits include two private parking spaces and detached garage. The accommodation is over 3 floors with an open plan ground floor, 3 bedrooms and a bathroom on the first floor and a master bedroom suite on the top floor. The city is within walking distance with easy access to Harnham school whilst for country lovers there are fields and dog walking on the doorstep. Harnham school is also near by and highly recommended for an early viewing!

Property Specifics

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

Entrance hall

Tiled floor, dado rail, stairs to first floor.

Cloakroom

Low level wc, hand basin, tiled floor, part tiled walls, extractor fan.

Kitchen

Very well fitted with extensive range of granite work surfaces with base and wall mounted cupboards, display cupboards and drawers, built in oven with hob over and hood above, cupboard housing Glowworm gas fired boiler for heating and hot water, fridge/freezer, washer/dryer, dishwasher and bin drawer. Bay window to front, tiled floor, part tiled walls, ceiling downlighters.

Sitting/Dining Room

Two pairs of french doors to garden, understairs storage cupboard.

Stairs to first floor - landing

Stairs to second floor, airing cupboard.

Bedroom two

Recess for wardrobes.

Bedroom three

Recess for wardrobes.

Bedroom four/study

Bathroom

White suite of panel bath with thermostatic mixer shower over and glass screen, wc and hand basin, tiled floor, extractor fan.

Stairs to second floor - landing

Double storage cupboard with hanging rail.

Master bedroom

Storage cupboard.

En-suite shower room

Full width cubicle with thermostatic mixer shower, wc and hand basin with cupboard below, tiled floor, tiled walls, extractor fan.

Outside

The property is set at the end of a small cul-de-sac offering exceptional privacy with easy maintenance planting to front together with paved pathways. Beyond this is a brick pavior PARKING SPACE. Further parking space to front of garage. Side pedestrian path leads to the rear garden which again is designed for easy maintenance with astroturf, 2 paved seating areas, raised flower beds and shrubs. Enclosed by timber fencing and walling. Water tap. DETACHED GARAGE (5.97m x 3.16m) with up and over door, power and light.

Outgoings

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

Services

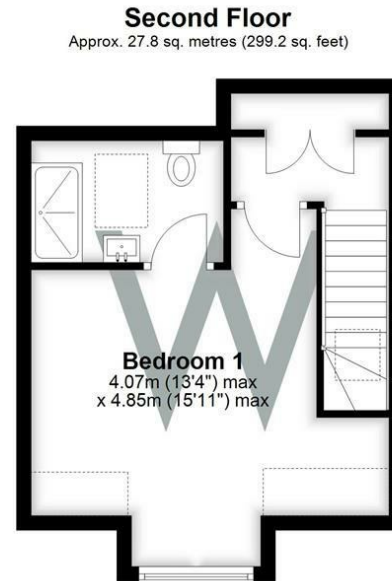
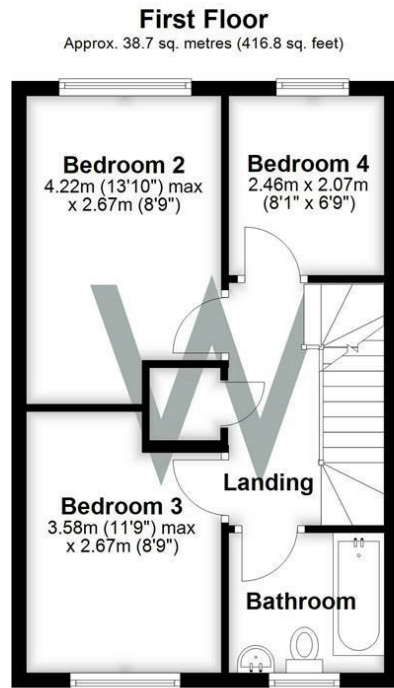
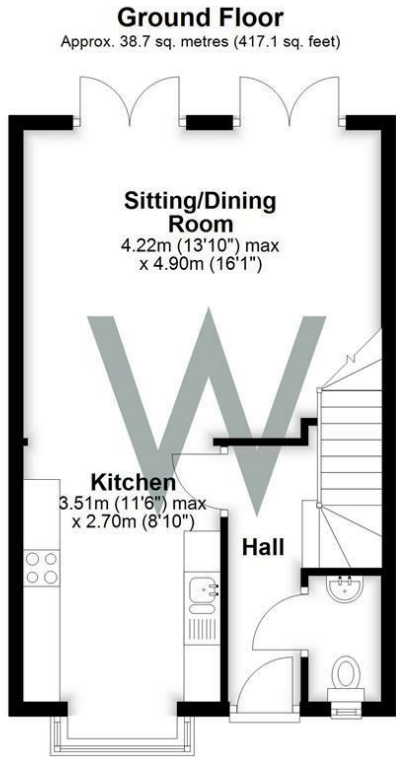
Mains gas, water, electricity and drainage are connected to the property.

Directions

Leave the city via Exeter street. At the roundabout proceed straight over onto Newbridge road. Turn right at the traffic lights onto Harnham road. Take the second left onto the Old Blandford Road. Take the fifth turning right onto Shaftesbury Drove. The property will be seen at the end of the small cul-de-sac on the right.

WHAT3WORDS

What3Words reference is: [///coach.tooth.linked](#)



Total area: approx. 105.3 sq. metres (1133.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

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