



16 Wyndham Road, Salisbury, Wiltshire, SP1 3AA

£635,000 Freehold

## An impressive and substantial five bedroom semi detached house in a popular city centre location.

### Description

The property is a large character semi detached house, updated by the present owner and now offering superb family accommodation with the benefit of a south facing garden, a garden room, garaging and off road parking for two cars which is a rarity in this location. Arranged over three floors, there is an entrance hallway, a sitting room with an attractive bay window, a family room, an understair cloakroom and a large kitchen/breakfast room with French doors leading on to the rear garden. On the first floor is a bedroom with an ensuite shower room, three further bedrooms, one of which would make an ideal dressing room and a family bathroom. On the second floor is the master bedroom which enjoys cathedral spire views, ample storage and another en suite shower room. The property has been much improved and remodelled with contemporary bathroom suites, a well fitted kitchen and a garden room offering ideal office space and storage. Further benefits include PVCu double glazing throughout, a completely new gas central heating system including new gas fired boiler and pressurised cylinder (2021), some period features and off road parking for two cars in front of a newly constructed garage and utility room. Wyndham Road lies inside the ring road within easy walking distance of the city centre and amenities including the railway station and the Waitrose store.

### Property Specifics

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

#### Entrance hall

Timber front door, high level cupboard housing electric fusebox, radiator, stairs.

#### Sitting room 12'3" plus bay x 11'7" (3.75m plus bay x 3.54m)

Bay window to front, picture rail, fireplace with timber surround and mantel, fitted cupboards and shelving, radiator, TV point.

#### Family room 12'5" x 12'4" (3.79m x 3.77m)

Window to rear, feature cast iron fireplace with timber surround and mantel over, picture rail, understair cupboard, door to kitchen/dining room and to;

#### Cloakroom

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

#### Kitchen/dining room 23'1" x 10'4" (7.06m x 3.15m)

Fitted with base and wall units with work surfaces over, sink and drainer under window to side, integrated electric oven, five ring gas hob, extractor and dishwasher, space/plumbing for washing machine, cupboard housing gas boiler, breakfast bar, space for fridge/freezer, space for table and chairs, radiator, French doors to rear and garden, LED inset spotlights, tiled floor.

#### Stairs to first floor - landing

Stairs to second floor, access to rear loft area.

#### Bedroom two 15'7" x 12'3" both max (4.76m x 3.75m both max)

Dual aspect with bay window to front and window to side, radiator, fitted wardrobes, door to;

#### En-suite shower room

Fitted with a white suite comprising shower cubicle, wash hand basin with cupboard under, low level WC, heated towel rail, extractor, LED inset spotlights, tiled walls and flooring.

#### Bedroom three 9'10" x 11'0" plus wardrobe depth (3.01m x 3.37m plus wardrobe depth)

Window to rear, fitted single wardrobe, airing cupboard housing hot water tank with digital timer.

#### Bedroom four 10'1" x 7'8" (3.08m x 2.36m)

Window to rear, radiator.

#### Bedroom five/Dressing room 8'6" max into wardrobe x 7'4" (2.61m max into wardrobe x 2.24m)

Window to side, radiator, fitted wardrobes.

#### Bathroom

Fitted with a white suite comprising panelled bath with hand held shower and shower screen, low level WC, wash hand basin with cupboard under, extractor, heated towel rail, obscure glazed window to side.

#### Stairs to second floor - landing

Roof window, door to;

#### Bedroom one 18'11" x 11'7" both max (sloping ceilings) (5.78m x 3.54m both max (sloping ceilings))

Window to rear with cathedral spire view, radiator, wood effect floor, LED inset spotlights, overstair cupboard, fitted wardrobes, cupboards and shelving, door to;

#### En-suite shower room

Fitted with a white suite comprising shower cubicle with waterfall style shower over, wash hand basin with cupboard under, low level WC, heated towel rail, porcelain tiles to walls and floor with underfloor heating extractor and velux window to front elevation.

#### Outside

To the front of the property is a gravelled area and hedge with a tiled path to the front door. To the side of the property is a driveway providing off road parking for two cars. The rear garden is paved, timber decked and grassed and enjoys a southerly aspect.

#### Garage and Utility Room 18'7" x 9'3" overall measurement (5.67m x 2.83m overall measurement)

Electric roller door, sockets and LED spotlights throughout. Door to utility room which has a range of cupboards and worktops with space under for washing machine and tumble dryer, electric panel heater, sink and drainer under window to rear. there is also a warm water outside tap to the rear.PVCu door to garden.

#### Garden room 20'11" 7'4" overall measurements (6.38m 2.26m overall measurements)

Constructed from brick/cavity blockwork walls, fully insulated with T & G cladding to the office (3.54m x 2.26m) which has several sockets, LED spotlights and an electric panel heater.French doors look out on to the garden. The other part of the building is a useful store.

#### Services

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

#### Outgoings

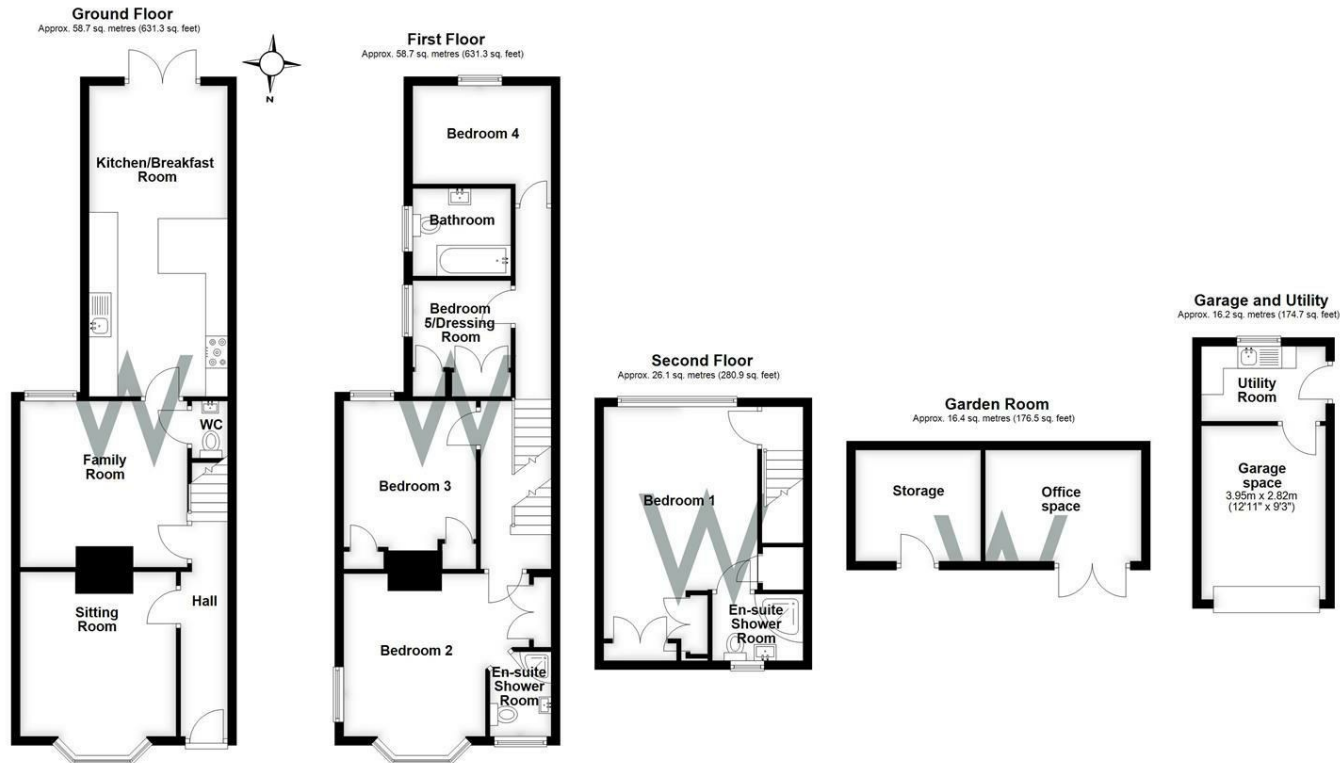
The Council Tax Band is ' D ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

#### Directions

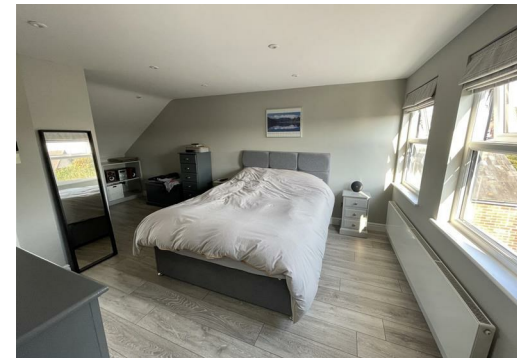
From our offices in Castle Street proceed away from the city centre and after passing forwards at the mini roundabout, take the next right turn in to Wyndham Road. The property can be found after a short distance on the right hand side.

#### WHAT3WORDS

What3Words reference is: ///driven.tests.hats



Total area: approx. 176.0 sq. metres (1894.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**WHITES**  
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