



22 Ladysmith, Gomeldon, Salisbury, Wiltshire, SP4 6LE

Guide Price £500,000 Freehold

A four bedroom detached chalet bungalow with gardens on three sides, a garage and off road parking.

Description

The property is a detached chalet bungalow set on a corner plot with ample off road parking, a garage and gardens on three sides. The accommodation comprises a large entrance hallway, a sitting room with French doors leading out on to the garden, a study, a kitchen/breakfast room, a dining room which accesses a further garden area and an en-suite double bedroom. On the first floor are three further bedrooms and a family bathroom. Benefits include gas central heating, PVCu double glazing, an in/out driveway with a garage and well maintained, private gardens on three sides. Ladysmith is a pleasant cul de sac in the village of Gomeldon which has a primary school and there are further amenities in the neighbouring villages of Winterbourne and Porton.

Property Specifics

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

Entrance hall

Part glazed front door, radiator, stairs, tiled floor, inset spotlights, airing cupboard housing hot water tank and immersion.

Sitting room 17'10" x 13'10" (5.44m x 4.23m)

Double aspect with two windows to front and patio doors to side, two radiators, TV point, Agean Limestone fireplace and surround with inset coal effect gas fire.

Dining room 11'10" x 10'5" (3.62m x 3.19m)

French doors to side, radiator, built in cupboards.

Study 10'2" x 8'11" (3.12m x 2.72m)

Window to side, radiator.

Kitchen/breakfast room 12'4" x 10'9" (3.77m x 3.29m)

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to front, space for oven, space for fridge, space/plumbing for washing machine, breakfast bar, radiator, cupboard housing floor mounted gas boiler.

Bedroom one 12'0" x 9'8" (3.66m x 2.96m)

Window to side, radiator, folding doors to;

En-suite bathroom

Fitted with a white suite comprising bath with Mira shower over, wash hand basin, low level WC, extractor, shaver point, two windows to rear, return folding doors to hallway.

Rear lobby

Space for fridge/freezer and tumble dryer, windows and door to rear.

Stairs to first floor - landing

Window to rear, radiator, linen cupboard.

Bedroom two 14'2" x 9'8" plus recess (4.32m x 2.95m plus recess)

Two windows to front, two radiators, fitted wardrobes and eaves storage areas.

Bedroom three 11'10" x 8'7" (3.63m x 2.64m)

Window to front, radiator, door to storage area.

Bedroom four 11'4" x 6'2" (3.47m x 1.88m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level WC, wash hand basin with cupboard under, radiator, tiled walls, shaver point, obscure glazed window to rear.

Outside

The gardens lie on three sides. There is an in/out driveway with parking for several cars and the well maintained gardens are all lawned with flower borders and hedging providing an extremely private aspect.

Garage 17'7" x 8'2" (5.38m x 2.51m)

Up and over door, power and light, inspection pit and door in to garden. To the rear of the garage is a separate store (2.48m x 2.48m).

Services

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

Outgoings

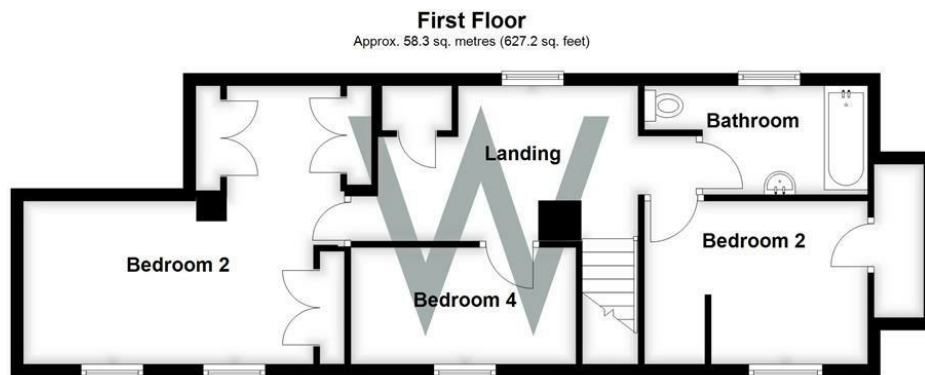
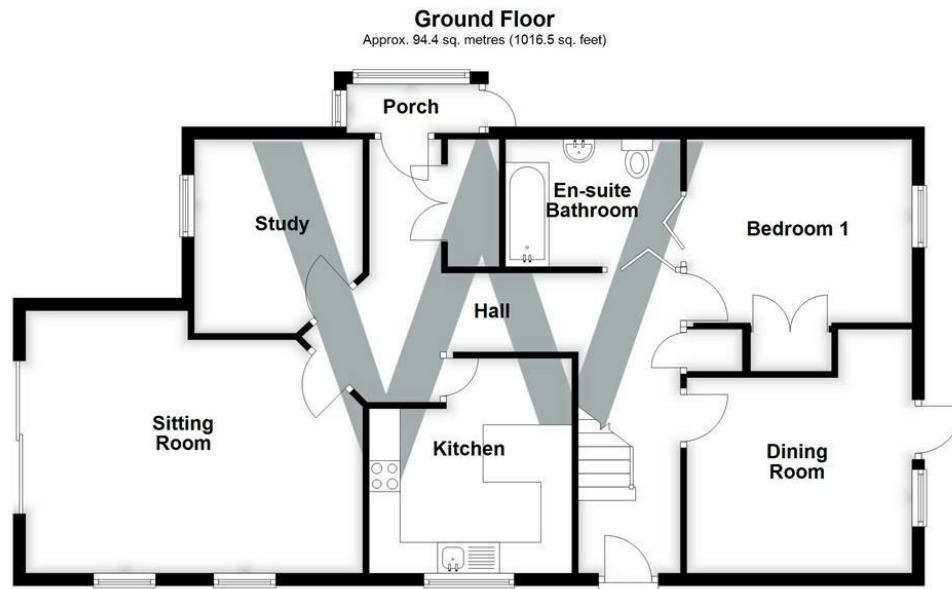
The Council Tax Band is ' E ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2759.75.

Directions

Leave Salisbury on the A30 London Road and turn left at the roundabout towards the Winterbournes. At Policeman's Corner turn right signposted to Gomeldon and at the top of the hill turn right into East Gomeldon Road, continuing under the railway bridge. Take the first turning on the right into Ladysmith proceeding up the hill before bearing left and the property can be found immediately on the left hand side.

WHAT3WORDS

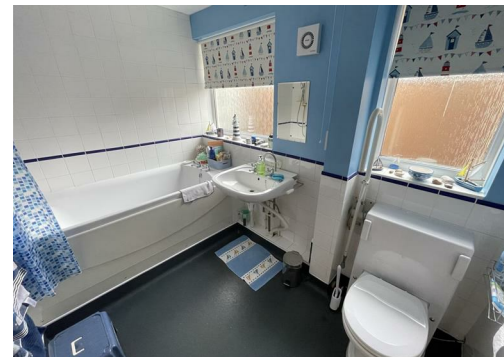
What3Words reference is: ///competing.forks.stealing



Total area: approx. 152.7 sq. metres (1643.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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