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WHITES

45 Hilltop Way, Salisbury, Wiltshire, SP1 3QY

£550,000 Freehold

## About The Property

The property is a deceptively spacious and extended four bedroom detached house situated in an elevated position in a popular residential area on the northern side of the city.

The well proportioned accommodation comprises on the ground floor an entrance hallway, a cloakroom and a large sitting room that leads to a conservatory extension which has fully glazed elevations and overlooks the rear garden. There is also a dining room, office and a kitchen/breakfast room which has an integrated electric oven and grill, five ring gas hob and space for a table and chairs. It leads to a utility room which has a Belfast sink and a door leading to the side of the house.

On the first floor, the landing has a walk in linen cupboard and the four double bedrooms all have fitted wardrobes whilst the main bedroom has an en suite shower room. The rear bedrooms have far reaching views and there is also a bathroom which has a white three piece suite.

To the front of the property is a driveway/turning area providing ample off road parking and an area of garden. The detached garage has two up and over doors, an electric car charging point and a side door. The rear garden enjoys a sunny south westerly aspect and has a patio area and a lawn with flower borders. It extends to a further area of garden to the side which is gravelled. There is an electrically operated sun awning and an outside tap and light. Further benefits include PVCu double glazing and gas central heating.

Hilltop Way lies off Castle Road on the edge of the city with easy access to all the amenities the city offers. Opposite is a country park which is ideal for walking and there is also a footpath at the bottom of the cul de sac offering direct and convenient pedestrian access on to Castle Road.



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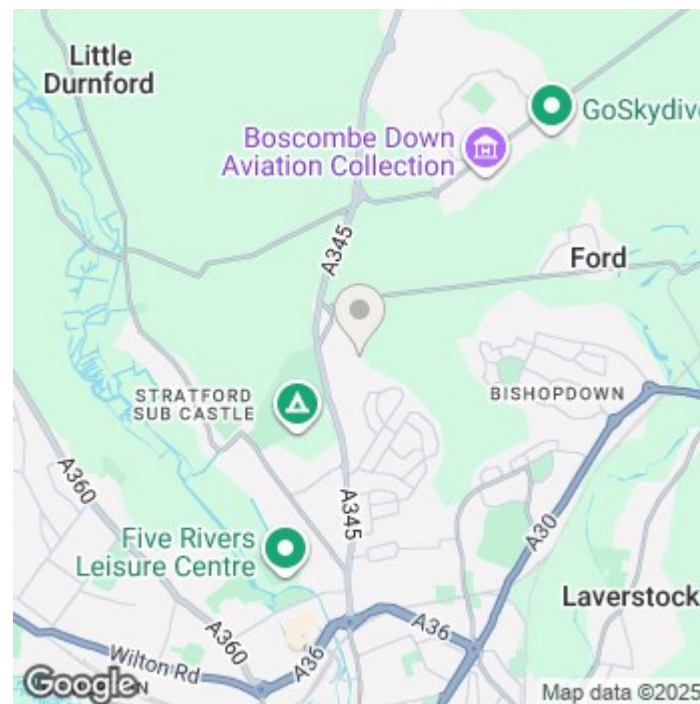


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2024.00 sq ft

- Detached house
- Four double bedrooms
- Sitting and dining room
- Office
- Kitchen/breakfast room
- Cloakroom, bathroom and en suite to master
- PVCu DG and gas CH
- Double garage and parking
- Front and rear gardens
- Popular location







## Hilltop Way, Salisbury, SP1

Approximate Area = 1752 sq ft / 162.7 sq m  
Garage = 272 sq ft / 25.2 sq m  
Total = 2024 sq ft / 188 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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## Further Information

Local authority: Wiltshire Council

Council Tax: F - £3819.63 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From Salisbury, proceed north on the A345 Castle Road turning right at the mini roundabout into St Francis Road. The road bears round to the left, take the first right into Hilltop Way and the property can be found on the left hand side.

What3words: ///plunger.flute.storming

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92-plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   | 74                      |           |
| (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 |           |