



Riverside Rise, The Ham, Durrington, Salisbury, Wiltshire, SP4 8HW

Guide Price £375,000 Freehold

A detached house situated in a sought after road offering flexible accommodation with the benefit of a garage with off-road parking and a garden backing onto open land to the rear.

Directions

Leave Salisbury in a northerly direction on the A345 and continue through Amesbury and across the A303 towards Durrington. At the roundabout turn right and then immediately left into Stonehenge Road. Continue into the High Street and at the T-junction turn right into Church Street. Continue along this road before turning left on the corner into The Ham and the property can be found after a short distance on the right hand side.

Description

The property is an individually designed three bedroom detached house situated in probably the most popular and sought after location in the village near Old Durrington. The property has flexible accommodation which comprises on the ground floor: an entrance hallway and a cloakroom with a useful dog-washing shower. There is a sitting/dining room with French doors leading out onto the rear garden, and this leads into the kitchen with a good range of fitted units. Steps lead down to a further room which could be used as a study/snug whilst on the first floor are three bedrooms and a family bathroom. The main bedroom has a range of fitted furniture and there are Avon Valley views from bedroom 2. Externally there is a driveway providing off-road parking for two cars in addition to an attached single garage which has a useful loft room over. The rear garden is tiered with a raised patio and timber decked area and the garden backs onto open land. Further benefits include PVCu double glazing and gas fired central heating. The Ham is a very exclusive semi rural road on the northern edge of this popular village which has an excellent range of amenities together with easy access onto the A303. Amesbury lies approximately 2 miles away and Salisbury lies 10 miles away, both in a southerly direction.

House Specifics

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

Part glazed front door to:

Entrance hallway

Wood laminate floor, high level window to side. Glazed door to sitting/dining room. Door to:

Cloakroom/utility

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, wall mounted gas boiler, space and plumbing for washing machine, dog-washing shower, window to front.

Sitting/dining room 22'4" x 10'10" (6.81m x 3.32m)

Space for table and chairs, coal-effect gas fire with marble surround and hearth, TV point, French doors to rear. Archway to stairway. Door to study/snug. Door to:

Kitchen 9'1" x 8' (2.77m x 2.44m)

Fitted with an excellent range of base and wall units with granite work surfaces and tiled splashbacks, stainless steel sink and drainer, window to rear, integrated oven and hob and dishwasher. Part glazed door to rear lobby with door to garden.

Study/snug 15'4" x 8'0" (4.69m x 2.44m)

Windows to front and side, double radiator.

First floor - landing

Access to loft with pull-down ladder, airing cupboard housing factory insulated hot water cylinder and immersion with shelving.

Bedroom one 12'0" x 9'7" (3.66m x 2.94m)

Window to rear, radiator, built-in wardrobe, range of fitted wardrobes and cupboards.

Bedroom two 10'0" x 9'8" (3.07m x 2.95m)

Window to front with views towards Avon Valley, radiator.

Bedroom three 9'9" x 8'11" (2.99m x 2.73m)

Window to rear, radiator, wardrobe.

Bathroom

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

Outside

To the front of the property there is a brick paved driveway providing off-road parking for two cars. There is an attached SINGLE GARAGE - 4.77m x 2.82m - with an up and over door, power and light. There is a fixed staircase leading to a useful boarded loft area which could be used as a hobbies area or useful for those working from home. The rear garden is tiered with steps leading up to a timber decked and patio area.

Services

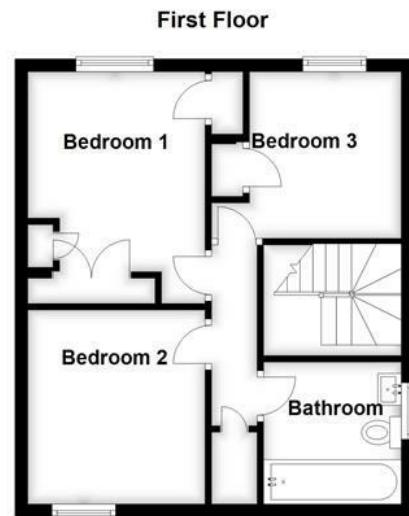
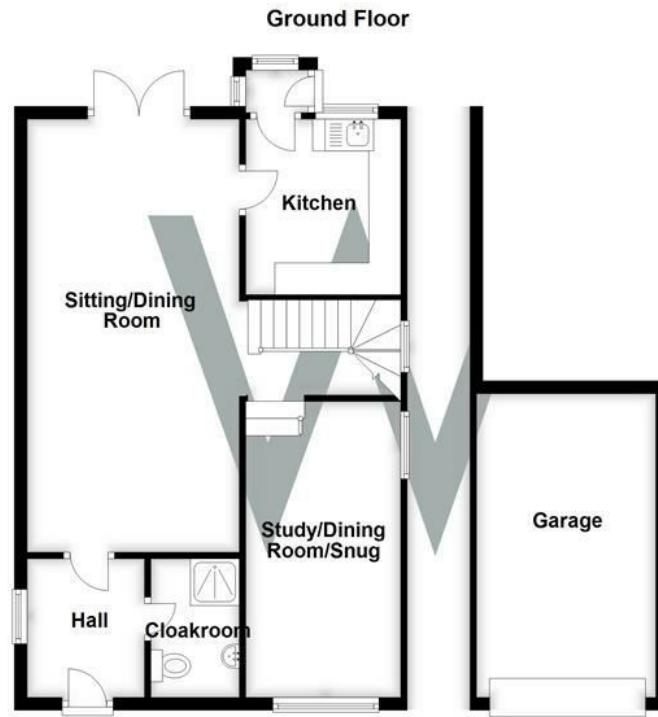
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2019/2020 payable to Wiltshire Council is £2196.05.

Agents Note

Solar panels have been fitted to supply energy and provide income.



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

