

# Myddelton&Major

34 Queen Alexandra Road

SALISBURY





## 34 Queen Alexandra Road, Salisbury Wiltshire, SP2 9LN

- Detached Family Home
- 1st Time Available To Buy
- Three Reception Rooms
- Kitchen/Breakfast Room
- Fabulous Entertaining Space
- Five Bedrooms (Three En-Suite)
- Two Further Bathrooms
- Two Generous Loft Rooms
- Attractive South-Facing Garden
- Parking for Four Vehicles

### The Property

No. 34 Queen Alexandra Road is an outstanding five bedroom detached home with exceptional space both inside and out, perfect for a large family and for those who love to entertain. This is the first time this property has been available to purchase, having been built in 2003 by the current owners. The substantial house offers approximately 3223 ft<sup>2</sup> of well-proportioned accommodation arranged over three storeys all told, with a generous south facing and level garden to the rear.

The front door opens to a generous central entrance hall, from which all the principle reception rooms are accessed. The well-appointed farmhouse-style kitchen includes space for an AGA or range cooker, with a number of integrated appliances included, plus ample room for a breakfast table and chairs. The sitting room is a spacious, bright and welcoming room that is semi-open to the dining room, which in its current arrangement comfortably seats up to 20. There is a further reception room on the ground floor, which is ideal as an office, snug or family room. Completing the ground floor accommodation is a good-sized utility room and downstairs shower room.

On the first floor are the five bedrooms, three of which are doubles with en-suite bathrooms and a fourth with its own shower. Additionally, there is the family bathroom and a boiler room. Stairs lead up to a second floor, which has two generous loft rooms.

A fantastic five bedroom detached family home, with an attractive South-facing garden and plenty of off-road parking.

Tenure: Freehold

Size: 2,468 ft<sup>2</sup>

EPC Rating: C (73)

Council Tax Band: F



5



3



5



4

**Services** - All mains services are available. BT.com suggests full fibre broadband of up to 900Mbps is available.

Station 1.7 Miles



Market Square 1.6 Miles



Wilton 2.2 Miles



Hospital 3.5 Miles

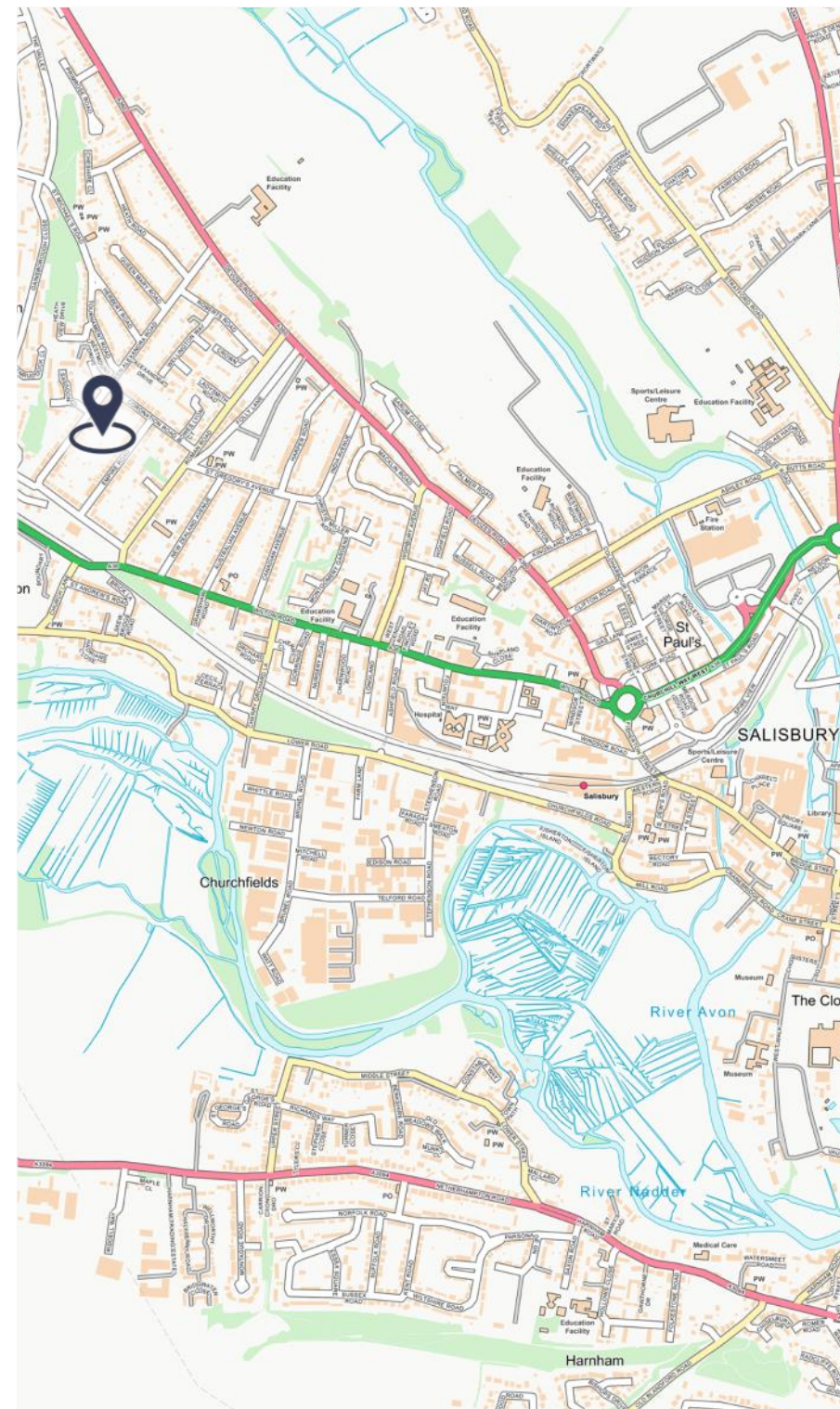


## Outside

At the front of the home is a spacious driveway offering off-road parking for four vehicles, plus side access down both sides of the property to the garden. The attractive South-facing garden can be accessed via French doors off the sitting and dining rooms, plus the utility room. The garden is predominantly laid to lawn, with a smart patio area and a covered barbeque area which is perfect for garden parties or al-fresco dining. There is a good-sized shed at the bottom of the garden, providing plenty of storage for gardening/outdoor equipment plus a small wood store.

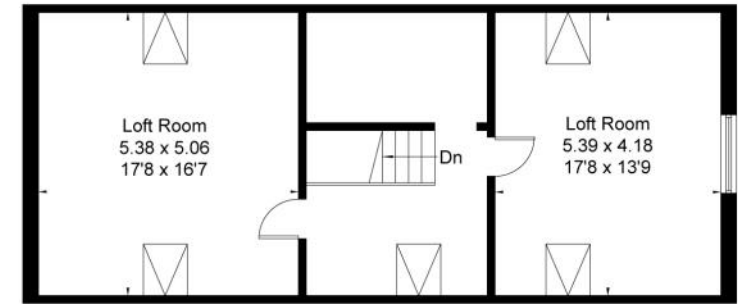
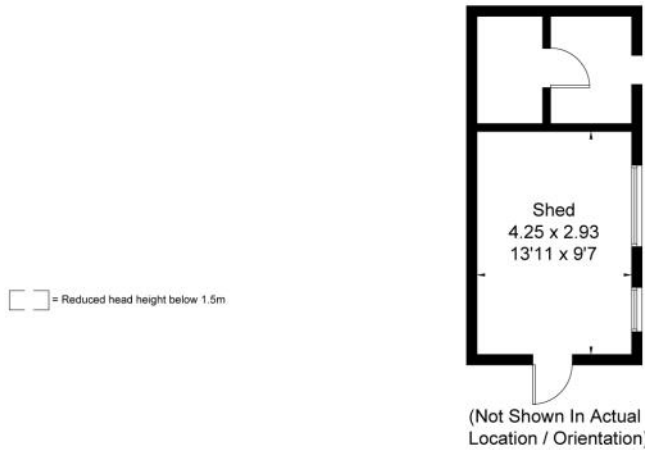
## Location

Queen Alexandra Road is located on the north-western side of central Salisbury, within walking distance of the city and train station, and within easy reach of the historic market town of Wilton via car. Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline station.

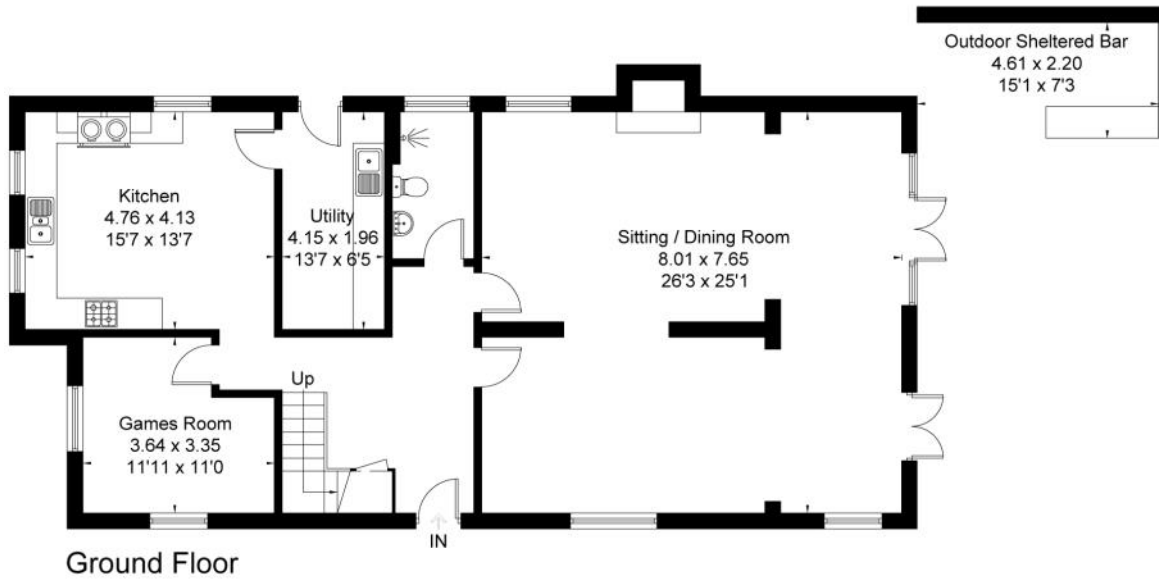




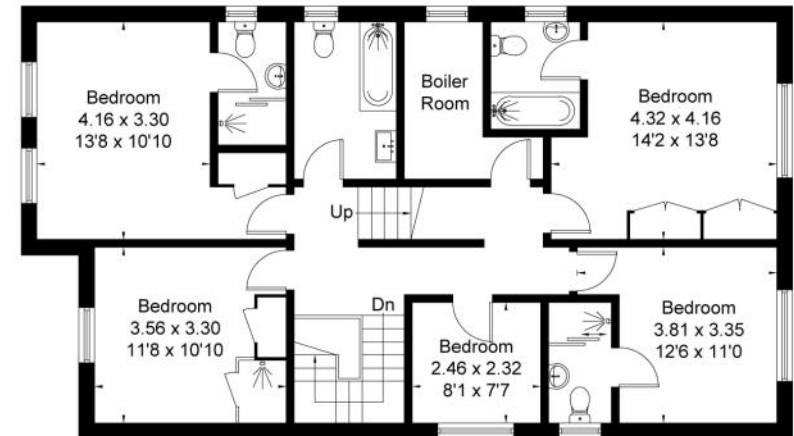
Approximate Area = 299.4 sq m / 3223 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)



Second Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 322226

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD  
01722 337 575 residential@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses  
and everything in between