

Myddelton&Major

22 Wilman Way

SALISBURY





22 Wilman Way, Salisbury, Wiltshire, SP2 8QS

- Detached House
- Three Bedrooms
- Kitchen
- Sitting Room; Dining Room
- Bathroom
- En Suite Shower Room
- Landscaped Rear Garden
- Driveway
- Attached Single Garage
- No Onward Chain

The Property

22 Wilman Way is a detached house built of built of brick elevations beneath a tiled roof, that has been in the same ownership for over 20 years, which is a testament to the well proportioned accommodation the property provides. Whilst presented in good order, there is scope for an incoming purchaser to put their own stamp on the property.

The front door opens into a hallway, with space for coats etc, and from here a door opens into the welcoming sitting room. Beyond the sitting room is a dining room with a large, built in, sideboard, which has doors to both the conservatory and the kitchen. This has been well laid out with plenty of high and low level units, a gas hob and single oven, along with space and plumbing for an undercounter fridge, washing machine and dishwasher. It is felt that the kitchen and dining room could easily be opened up into one room, if required. The conservatory provides another useful reception space, with double doors to the rear garden and a wall mounted heater. The ground floor accommodation is rounded off with an inner hallway with the stairs to the first floor and with adjoining doors to the integral single garage (with power and light and space for a tumbledrier) and to ground floor cloakroom respectively.

On the first floor there are three good sized bedrooms, two of which are comfortable double rooms. The main bedroom benefits from built in storage and an en suite shower room and there is a well laid out family bathroom.

A detached three bedroom house in a popular residential location,
with a garden, garage and off road parking.

Tenure: Freehold.

Size: 1,082 ft²

EPC Rating: D (59)

Council Tax Band: E



3



2



2



2

Services - All mains services are available. Ofcom suggests broadband speeds of up to 1,000Mbps are available.

Cathedral 1.5 Miles



Hospital 1.1 Miles



Train Station 2 Miles



Market Square 1.5 Miles

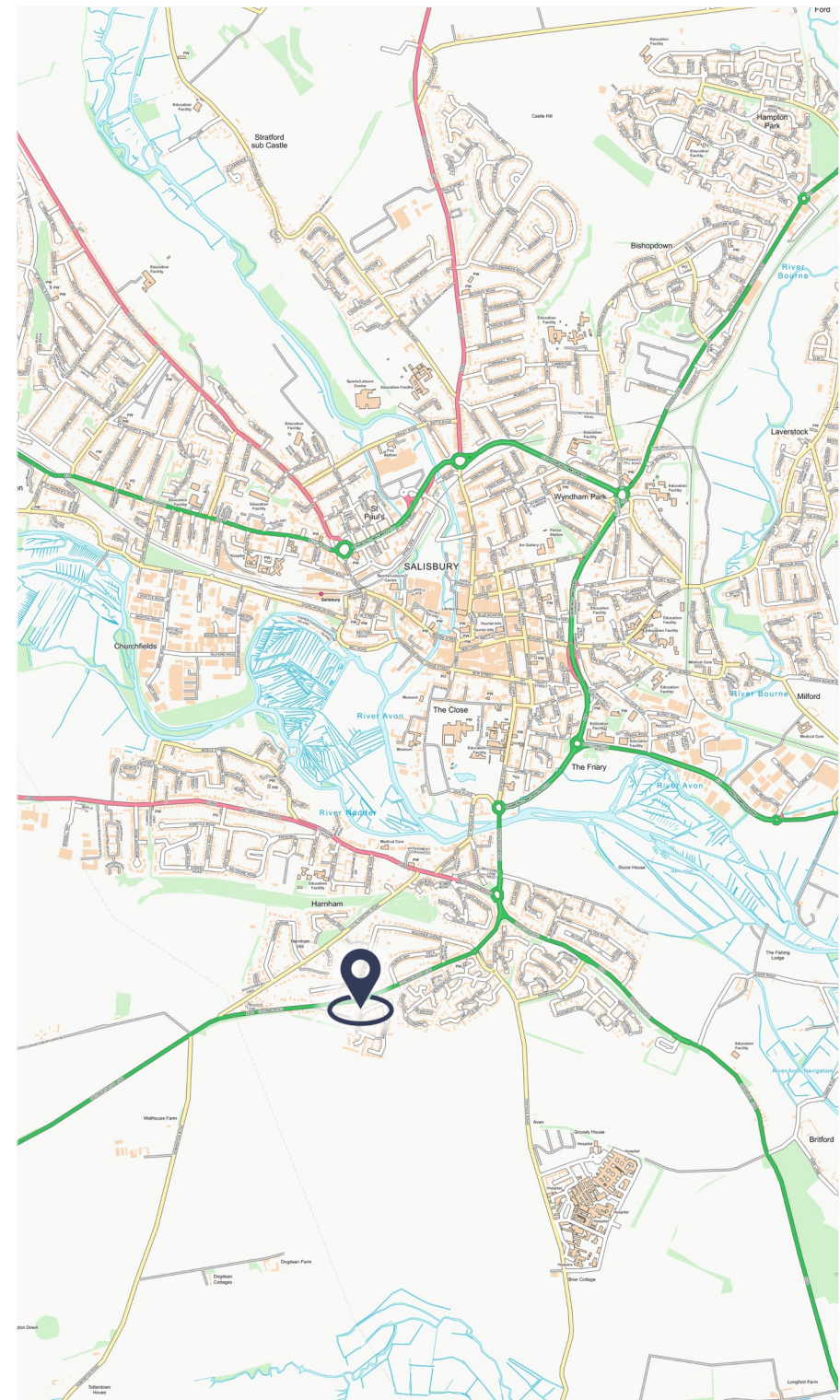


Outside

To the front of the property is a tarmac driveway which leads to the garage and the front garden has been mainly laid to gravel to create extra parking, if required, with deep flower beds that have been attractively planted with flowering plants, mature shrubs and bushes. A gate to the side of the property leads to the secluded and private landscaped rear garden with lawn, raised bed and borders that again have been well designed and planted with a good mix of small mature trees, flowering plants and bushes including a rare Appalachian Red Eastern Redbud. There is also a good sized area of natural stone paved terrace providing plenty of external sitting and dining options.

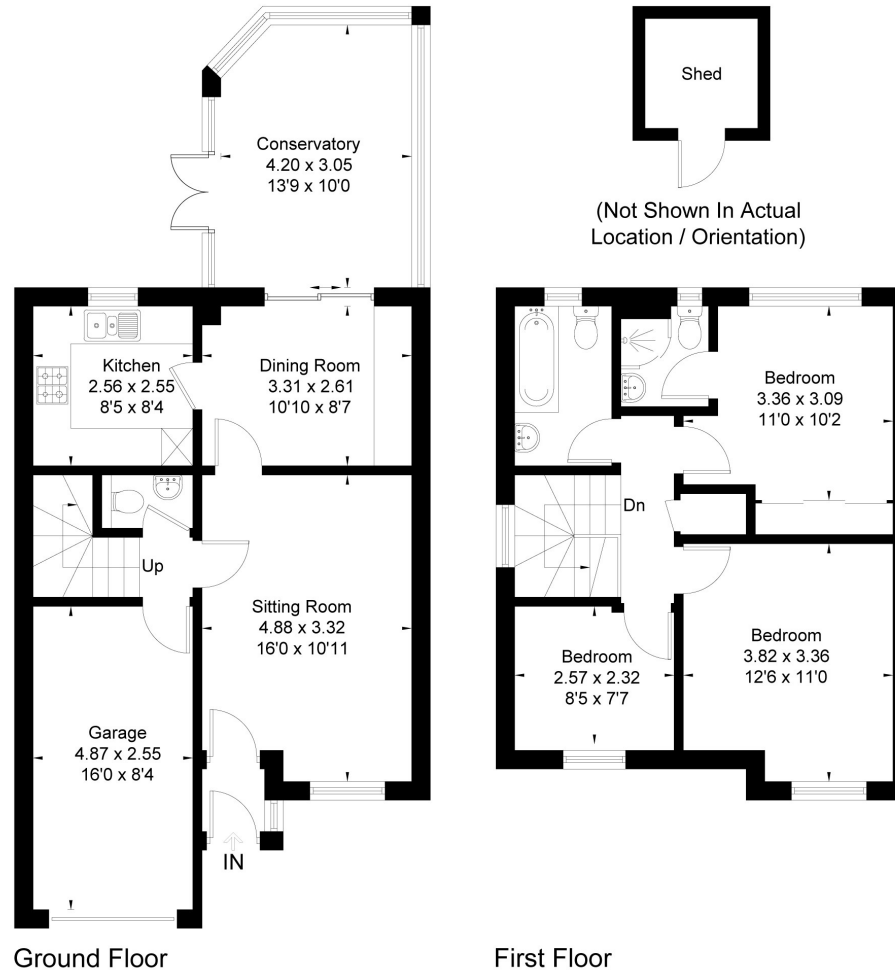
Location

Wilman Way forms part of the development known as Harvard Heights, a particularly popular and well thought of development on the Southern edge of the cathedral city of Salisbury. Harvard Heights is very conveniently located with a large playing field nearby and easy access both to the city centre and Salisbury District hospital which lies within an easy and pleasant walk across open fields. Salisbury has a wide range of facilities – educational, cultural, leisure and shopping, including a well thought of Playhouse, twice weekly charter market and a train station with direct trains to London Waterloo (journey time approximately 90 minutes).





Approximate Floor Area = 100.6 sq m / 1082 sq ft
(Excluding Garage And Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67964

Disclaimer Notice

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