



**Connells**

Spiders Island  
Alderbury Salisbury



## Property Description

Offered to the market is this well-presented three-bedroom semi-detached home, located on Spiders Island in Alderbury. Tucked away at the end of a peaceful cul-de-sac, this idyllic setting provides a fantastic opportunity to acquire a property in this highly regarded village.

The village of Alderbury is conveniently situated about 4 miles southeast of Salisbury. The city has direct rail services to London Waterloo, Bristol and Southampton. Alderbury and the adjacent village of Whaddon benefits from a post office and village shop, public house, church, primary school, and tennis club. A wide range of shopping, entertainment and cultural facilities can be found in both Salisbury. There are excellent schools, both private and state, including the Cathedral School and Chaffin Grove prep schools, Godolphin School, and Bishop Wordsworth and South Wilts Grammar Schools.

## Entrance Hall

Doors to lounge, kitchen and cloakroom, stairs to first floor landing and storage cupboards.

## Lounge/ Dining Room

16' 10" x 13' 5" ( 5.13m x 4.09m )  
Front aspect.

## Kitchen/ Breakfast Room

16' 4" max x 7' 11" max ( 4.98m max x 2.41m max )  
Comprising wall and base units with work surface over, drainer sink unit with mixer taps, inset hob unit with hood over, raised integrated oven, space for fridge/freezer, washing machine and washing machine, door to conservatory and rear aspect.

## Cloakroom

Comprising a wash hand basin and WC.

## Conservatory

8' 3" x 7' 6" ( 2.51m x 2.29m )  
Door to rear garden.

## First Floor Landing

Doors to all bedrooms and shower room.

## Bedroom One

12' 8" x 11' 6" ( 3.86m x 3.51m )

Front aspect.

## Bedroom Two

11' 8" x 11' 6" ( 3.56m x 3.51m )

Rear aspect.

## Bedroom Three

9' 5" x 7' 11" ( 2.87m x 2.41m )

Front aspect.

## Shower Room

Comprising double shower unit with integrated rain fall shower head and head attachment, wash hand basin with mixer taps and WC.

## Outside

### Rear Garden

This low maintenance garden has a wealth of features and offers a high degree of privacy. Leading from the conservatory the garden is mostly patio with two seating areas one with artificial grass and the other with slate chippings ideal for Alfresco dining in the summer months. Other features of the garden are raised planter beds, outside tap, gated side access, walled sides and brick BBQ area.

### Garage/ Workshop

20' 7" x 18' 9" ( 6.27m x 5.71m )

Door from rear garden, currently used as a workshop with power and lights, rear door to path.

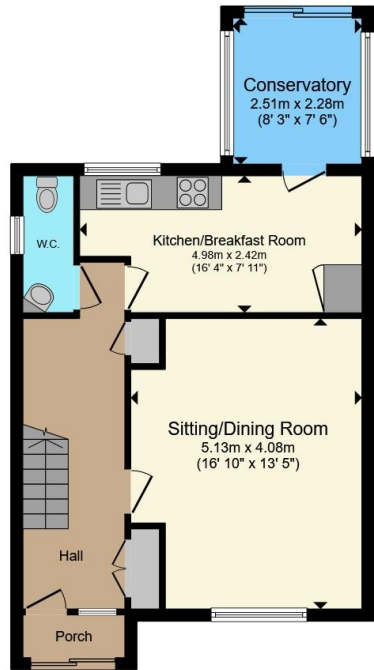
### Parking

Communal parking to the front of the property.

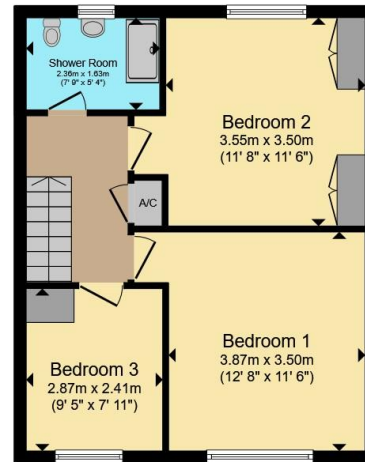




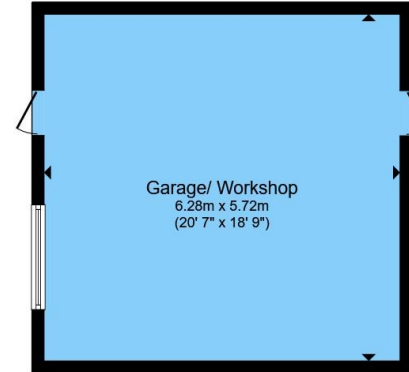




**Ground Floor**



**First Floor**



**Garage**

Total floor area 137.8 m<sup>2</sup> (1,484 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: SAL308323 - 0006