29 Castle Road, Salisbury, Wiltshire, SP1 3RH

Guide Price £565,000 Freehold

Exceptionally spacious, beautifully extended, character detached house with parking for a number of vehicles and an easy maintenance, private rear garden, within easy walk of the city centre.

Description
An exceptionally spacious, extended, character detached house situated on the edge of the city centre, together with parking for a number of vehicles and an easy maintenance, private rear garden. The accommodation consists of entrance porch, entrance hall, sitting room, dining room, downstairs cloakroom, study, kitchen, family room, utility, three double bedrooms, single bedroom, bathroom, separate cloakroom and en-suite shower room. There is a garage and useful garden shed. Gas central heating is by radiators and the windows are double glazed. The property is within the catchment area of the highly regarded grammar schools, five minutes walk from swimming pool and leisure centre and Waitrose supermarket and a ten minute level walk into the city. The railway station is also within walking distance (Waterloo 1 hour 40 minutes). Vacant possession is offered.
Salisbury is a thriving city with world class medieval cathedral, theatre, cinema, good range of shops, twice weekly charter market and excellent hospital. There are good road links to London and the South West and a main line station to Waterloo.

Entrance Porch
Quarry tiled floor, solid wooden door to:

Entrance Hall
Stairs to first floor with understairs cupboard, picture rail, heating thermostat.

Sitting Room
Double aspect room with bay window to front elevation, picture rail, stone fireplace, telephone point, tv aerial point.

Dining Room
Picture rail, glazed double doors to:

Family room
Vinyl floor, column radiator, double doors to garden. Roof lantern, ceiling downlighters, open plan with Kitchen, double doors to:

Utility Room
Work surface and single drainer stainless steel sink unit, plumbing and space for washing machine and tumble dryer, cupboard below. Cupboard with shelving housing hot water tank and Vaillant gas combination boiler for heating and hot water, tiled splashback.

Kitchen
Range of work surfaces with inset one-and-a-half bowl stainless steel sink unit with mixer tap over, base and wall mounted cupboards and drawers, built-in double oven, microwave, fridge-freezer, and dishwasher. Induction five ring hob. Double doors to garden. Roof lantern, extractor fan, ceiling downlighters.

Study
Matching vinyl floor. Built-in shelving.

Cloakroom
Low level WC and wash hand basin, cupboard below.

Stairs to First Floor - Landing
Built-in shelving, hatch to loft space, picture rail, ceiling downlighters.

Loft
A part boarded, very spacious storage area, accessed by sliding loft ladder with potential for further development (subject to planning permission), oriel window.

Bedroom One
Double aspect room, picture rail, deep built-in wardrobe with hanging space and cupboard above.

En-suite shower room
Glass fronted cubicle with thermostatic mixer shower, low level WC, wash hand basin with drawers below, heated towel rail, tiled walls, ceiling downlighters, extractor fan. Tiled floor. Backlit mirror with shaver point.

Bedroom Two
Double aspect room, built-in wardrobe, wash hand basin, picture rail.

Bedroom Three
Picture rail, wash hand basin with cupboard below.

Bedroom Four
Picture rail.

Bathroom
Panel bath with mixer tap and thermostatic mixer shower over, WC with concealed cistern and hand basin with cupboards surrounding. Heated towel rail, vinyl floor, extractor fan, ceiling downlighters.

Separate WC
Low level WC, wash hand basin.

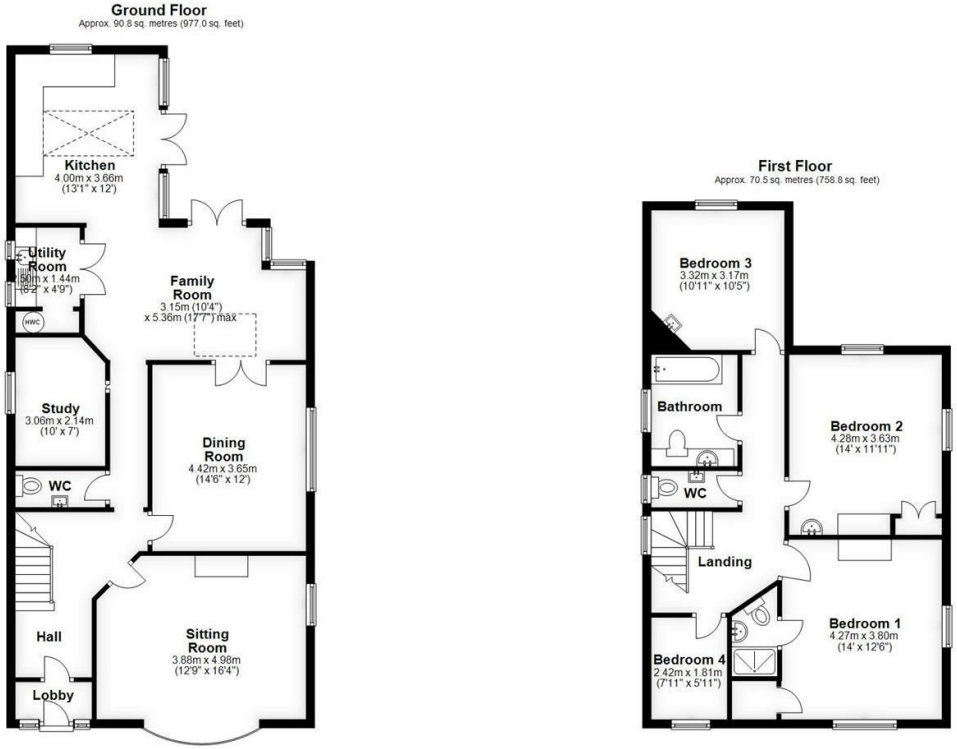
Outside
The rear garden has a gravelled seating area with steps up to a large paved area with flowerbeds, shrubs and trees to side. Wooden garden shed, storage area beyond, single garage with double doors, light and power. The property sits behind brick pillar and timber fence, leading to large brick paviour driveway with parking for five/six vehicles, with flowerbeds and hedging.

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

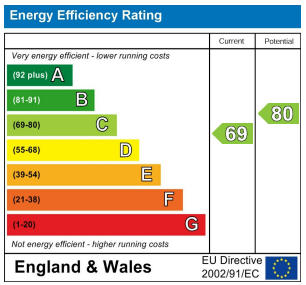
Outgoings
The Council Tax Band is ‘ E ’ and the payment for the year 2025/2026 payable to Wiltshire Council is £3231.99.

Directions
From our offices in Castle Street proceed north over the ring road, where No. 29 can be seen on the right hand side.

WHAT3WORDS
What3Words reference is: ///ideal.dive.script



Total area: approx. 161.3 sq. metres (1735.7 sq. feet)



WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk