

32 Halfpenny Road  
Harnham/Salisbury







## A detached, modern, three bedroom house with low maintenance garden and parking

32 Halfpenny Road

Harnham, Salisbury, SP2 8JR

Guide Price:

£445,000



- Detached three bedroom house
- Well presented
- Modern kitchen
- Dining room with bay window
- L shaped kitchen/dining area
- Master bedroom with ensuite
- UPVC double glazing
- Beautiful garden with large patio area
- Storage area
- Potting/storage shed

## The Property

Situated within a popular development on the edge of Harnham, 32 Halfpenny offers convenient access to the city centre and Wilton. This detached home, has been thoughtfully renovated and improved by the current owner to create a stylish and versatile living space.

Upon entering the property, you are welcomed into a hallway with a cloakroom positioned directly ahead. A door leads into the inviting sitting room, where a feature fireplace provides an attractive focal point. This room is bright and airy, benefitting from front-facing aspects.

From here, you are led into the extended kitchen, now a superb open-plan family and entertaining space. The kitchen features a range of upper and lower wooden shaker-style units complemented by light worktops. The attractive engineered wooden flooring continues throughout, flowing seamlessly into a dining and snug area. This flexible space easily accommodates both a dining table and a comfortable seating area. A charming bay window overlooks the garden, allowing natural light to flood the room. There is space for a fridge freezer, dishwasher, and washing machine. A rear door provides direct access to the garden.

Stairs rise from the sitting room to the first floor, where a spacious landing enhances the sense of openness. There is a small bedroom to the front of the property, complete with a fitted single wardrobe. Adjacent is the family bathroom, fitted with a modern suite including a bath with shower over, wash basin, and WC.

On the opposite side of the landing is a well-proportioned double bedroom with fitted wardrobes and front-facing views. The main bedroom is positioned at the rear of the property, featuring two windows overlooking the garden, fitted wardrobes, and a stylish en-suite shower room. The room is particularly bright and tastefully presented.

Overall, the accommodation offers a well-balanced and generously sized home, ideal for modern living.

**Services** - All mains services are connected, gas central heating. Ofcom suggests Ultrafast broadband is available and all major mobile networks offer good service.

### Tenure

Freehold

### EPC Rating

C (76)

### Outgoings

Council Tax Band: D

### Size

948 sq ft







## Outside

To the front of the property, there is a driveway providing off-road parking, along with access to the former garage-which is suitable for storage.

The rear south westly facing garden has been thoughtfully landscaped and improved by the current owner. It features a stone patio area, shingle sections, and a lawn, along with an attractive decking area with There an outbuilding offering excellent potential as a summer house or home office, ideal for remote working or entertaining. The garden enjoys a good degree of privacy, enhanced by mature trees at the rear, and is designed to be low maintenance.

## Location

The property is conveniently located within walking distance of Netherhampton Road, which offers a range of local amenities, including a general store with Post Office services. Further along the road, you'll find a church, and regular bus routes provide easy access to the city centre.

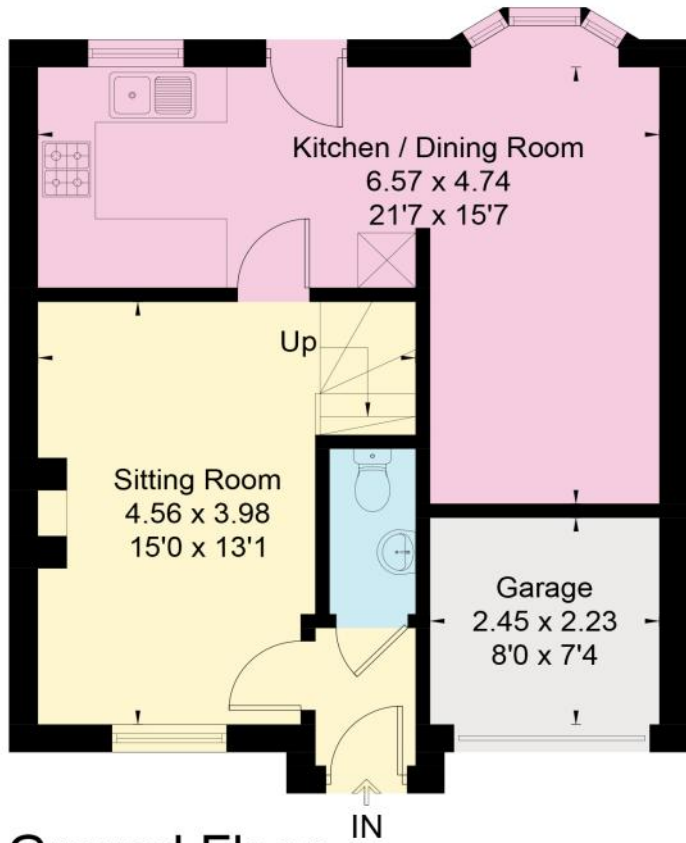
Harnham itself has a strong sense of community and features a well-regarded primary school, public houses, a recreation ground, a hotel, and a village hall.

The city centre is also within comfortable walking distance, offering an extensive range of amenities, including a mainline railway station, a variety of shops and supermarkets, schools, and leisure facilities such as a cinema and theatre.

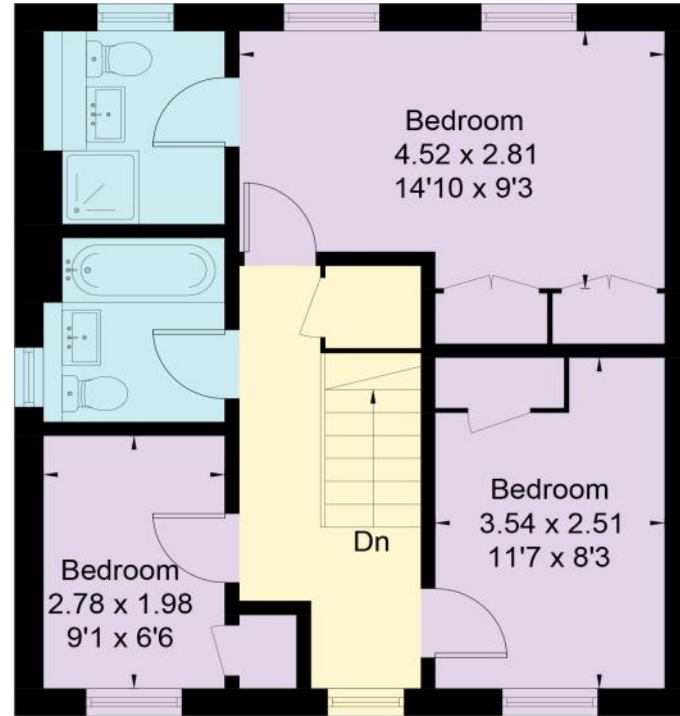




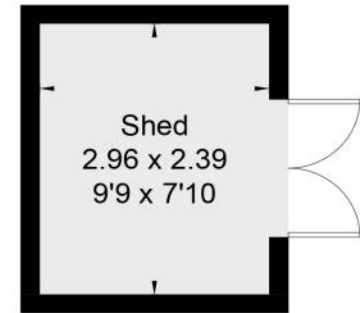
Approximate Floor Area = 88.1 sq m / 948 sq ft  
 Garage = 5.4 sq m / 58 sq ft (Excluding Shed)  
 Total = 93.5 sq m / 1006 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #106015

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