

Wisteria House
12 Laverstock Park West





A four bedroom, detached home with double garage and off-road parking in a sought after location.

Wisteria House,
12 Lavertsock Park West,
Laverstock, Salisbury, SP1 1QL

Guide Price:
£725,000



- Detached four bedroom property
- Kitchen and separate utility room
- Two reception rooms and study/office
- Principal bedroom with ensuite and dressing area
- Garden with patio area
- Double garage and off road parking
- Popular area to the north of the city centre
- No onward chain

The Property– Ground Floor

Wisteria House is situated within the sought-after Laverstock Park development in Laverstock, on the north-eastern edge of Salisbury. This impressive four-bedroom home occupies an elevated position, enjoying far-reaching views across the surrounding area.

The entrance porch opens into a welcoming hallway, with stairs rising to the first floor. A useful understairs cupboard offers practical storage and houses the gas boiler. From the hallway, a door leads into a generously proportioned and beautifully bright sitting room. A large bay window frames attractive views over the front garden and beyond, while a feature gas fireplace creates a central focal point. An additional window and door provide access to the conservatory, seamlessly extending the living space.

The conservatory is a versatile addition, enjoying a pleasant outlook over the garden and an abundance of natural light. Finished with practical vinyl flooring, fitted blinds and power points it offers an ideal space for relaxing, entertaining, or enjoying the garden throughout the seasons. Off the hallway is a study, ideal for home working, opposite is a cloakroom fitted with a WC and basin. At the rear of the property, the kitchen is well appointed and features a range of appliances, including a microwave, double oven, and integrated fridge. An archway leads through to the utility area, which provides a separate sink, space for a washing machine, and additional storage. From here, another archway opens into the dining area, which overlooks the patio and garden. A side door offers convenient external access to the passage linking the front and rear of the property, while a further door from the kitchen leads into the integral garage.

Services - All mains services are connected, Gas central heating.

Ofcom suggests that Ultrafast broadband is available and all major mobile networks offer good service.

Tenure

Freehold

EPC Rating

D (61)

Outgoings

Council Tax Band: G

Size

2146 sq ft (total)





The Property– Upstairs

Upstairs, a spacious landing leads to a large principal bedroom overlooking the rear garden. This room features two windows and access to a dressing room with fitted wardrobes. From here, there are lovely views across Salisbury and the surrounding countryside, including glimpses of the cathedral. The dressing room in turn leads into an en-suite bathroom, fitted with a white suite to include a bath with shower over, basin, and WC. There are three further well-proportioned bedrooms, offering flexible accommodation and is served by a family bathroom with bath, shower over, WC and basin.

Overall, this property represents a fantastic family home, offering generous accommodation in a desirable setting, and presents an excellent opportunity for modernisation to suit individual tastes.





Outside

Externally, the property is approached via a driveway providing off-road parking and access to the double garage. The front garden is neatly maintained, with an elevated position that enhances the far-reaching views.

To the rear, the garden is a particular feature of the property, offering a peaceful and private setting. Predominantly laid to lawn, it is complemented by well-stocked borders and a variety of mature planting with a beech tree and apple tree. A patio area adjoins the rear of the house, providing an ideal space for outdoor dining and entertaining, while enjoying the attractive outlook.

Location

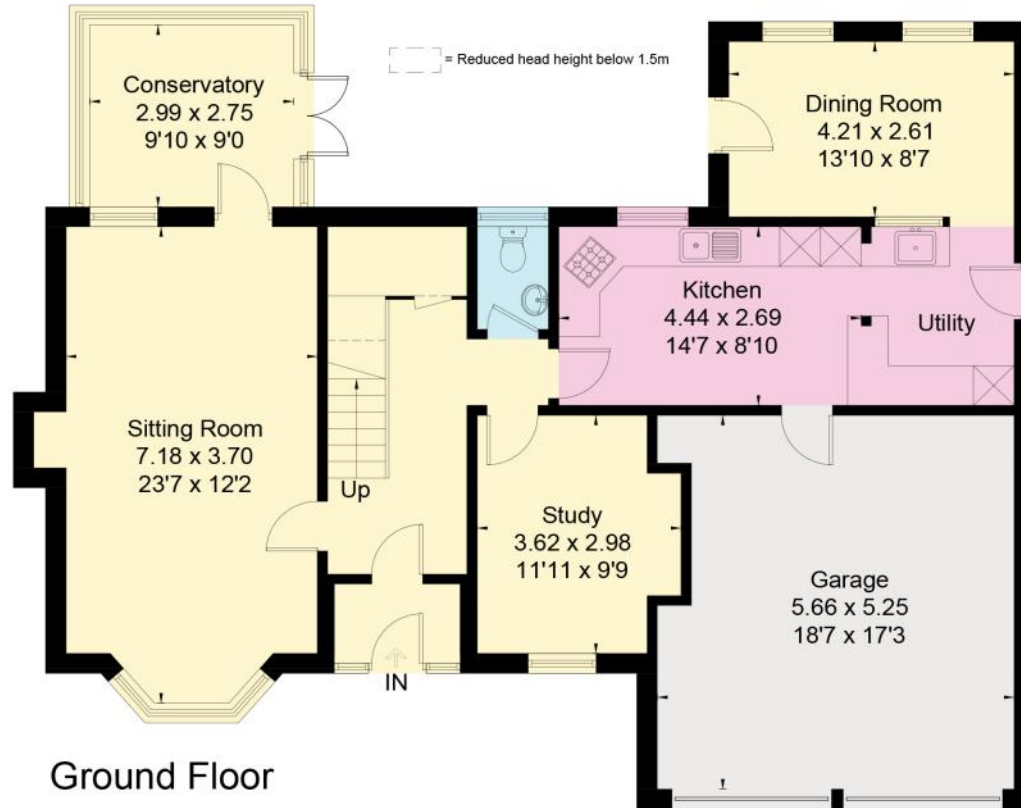
Lavertock Park is a peaceful, residential no-through in Laverstock, on the south eastern edge of the historic city of Salisbury. Over time Laverstock has merged to become a suburb of Salisbury and now offers many facilities including a primary school, three secondary schools, a public house, convenience store, social club and takeaways. Nearby are Laverstock Downs which provide good opportunities for walking and outdoor pursuits, along with a nursery and gym conveniently situated on the London Road, there is a regular bus service through Laverstock to the city centre.

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 railway station.





Approximate Floor Area = 199.4 sq m / 2146 sq ft
(Including Garage)



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 #107568

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