



45 Spiders Island, Alderbury, Salisbury, Wiltshire, SP5 3BG

£300,000 Freehold

About The Property

The property is a well proportioned three bedroom semi detached house set at the end of a no through road. The house has the benefit of PVCu double glazing, solar panels and gas fired central heating.

The accommodation comprises an entrance porch and an entrance hall which has a large fitted double cupboard and stairs to the first floor. The sitting/dining room has space for a table and chairs and a window to the front.

The kitchen/breakfast room has a range of both base and wall units with an integrated electric oven and hob, space for the usual appliances and a small table and chairs and there is a door that leads in to the conservatory which has majority glazed elevations and overlooks the garden. Also on the ground floor is a cloakroom.

On the first floor there is an airing cupboard which houses the gas boiler. There are two double bedrooms, one of which has an extensive range of fitted furniture and a good sized third bedroom. The shower room has a contemporary white suite with wet boarded walls.

To the front of the property is an area of garden and a side access gate leads in to the rear garden which has patio and artificial grassed areas with raised flower beds. A particular feature of the property is a large garden store/workshop (6.44m x 5.72m) which has power and light and a rear access door.

The house is set in a quiet position at the end of a cul de sac which offers both on and off road parking. Whaddon and the adjacent village of Alderbury have good amenities including two shops, one of which is also a post office, public houses, a recreation ground and a well regarded primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.



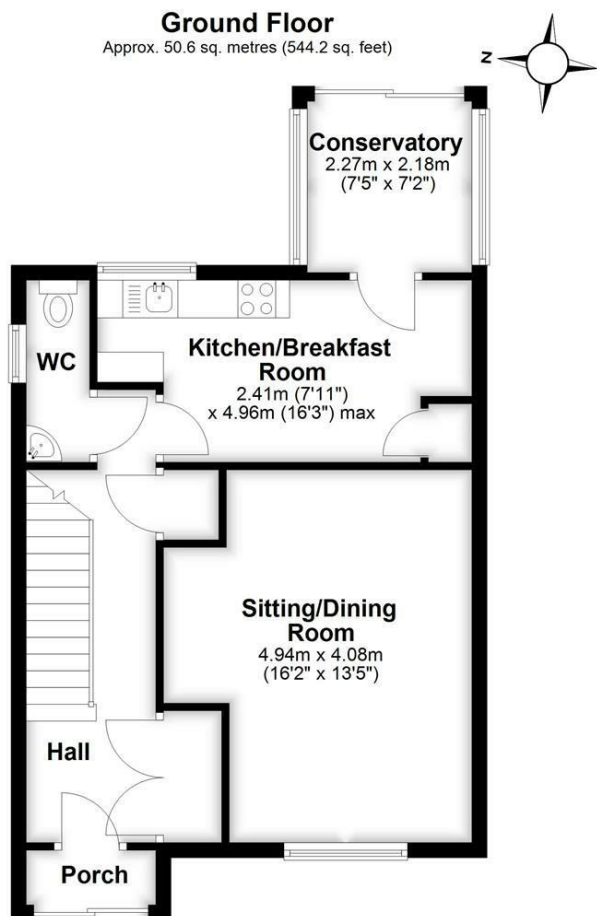
- Semi detached house
- Three bedrooms
- Sitting/dining room
- Kitchen/breakfast room
- Cloakroom
- Shower room
- Conservatory
- Large garden store/workshop
- PVCu DG and gas Ch
- Cul de sac location





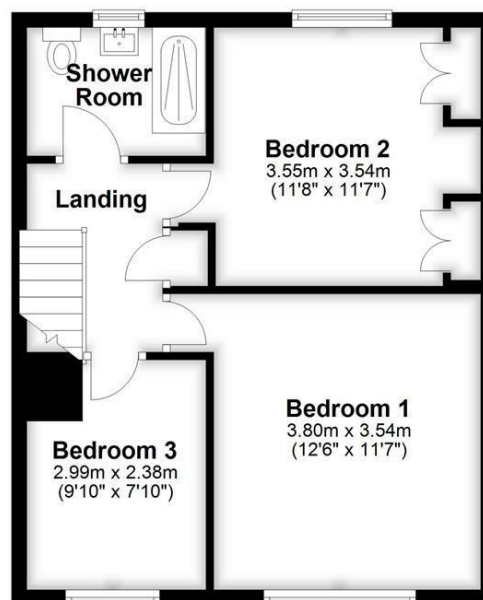
Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



Total area: approx. 95.4 sq. metres (1026.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2069.86 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury via the A36 Southampton Road turning right at the start of the dual carriageway. Proceed through Alderbury into Whaddon turning left into Grimstead Road. Turn left into Spiders Island and follow the road before turning right and the property can be found towards the end on the left hand side.

What3words: ///handbags.fend.fidget

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	