



47 Hilltop Way, Salisbury, Wiltshire, SP1 3QY

£565,000 Freehold

About The Property

The property is a spacious and extended four bedroom detached house situated in an elevated position in a popular residential area on the northern side of the city. The house has well proportioned accommodation and has open aspects to the front.

On the ground floor there is an entrance hallway, a cloakroom and a large sitting room with an attractive bay window to the front and glazed doors leading to a conservatory extension. This has fully glazed elevations with sliding doors in to the garden. There is a dining room and a kitchen/breakfast room which has a wide range of units, granite work surfaces, an integrated electric oven, microwave, full height fridge, dishwasher, hob and extractor. There is space for a table and chairs, a useful understair storage cupboard and a wall mounted gas boiler, which was replaced within the last three years. An archway leads through to a utility room which has a sink and drainer, space for a washing machine and a door leading in to the rear garden. There is attractive wood effect flooring through most of the ground floor and there is PVCu double glazing throughout and gas central heating.

On the first floor there is a large walk in airing cupboard and all of the bedrooms have fitted wardrobes. The main bedroom has an en-suite shower room which has a walk in shower cubicle and there is a bathroom with fully tiled walls, mirror fronted wall cupboards and inset spotlights.

To the front of the property is a driveway providing ample off road parking with an open plan lawn with flower borders. EV charging point. There is a detached double garage with two electric up and over doors and a door in to the rear garden. This has a patio and a central lawned area with a brick paved path. There are well stocked flower beds and borders, a circular greenhouse/potting shed and the garden is enclosed on all sides.

Hilltop Way lies off Castle Road on the edge of the city with easy access to all the amenities the city offers. Opposite is a country park which is ideal for walking and there is also a footpath at the bottom of the cul de sac offering direct and convenient pedestrian access on to Castle Road.



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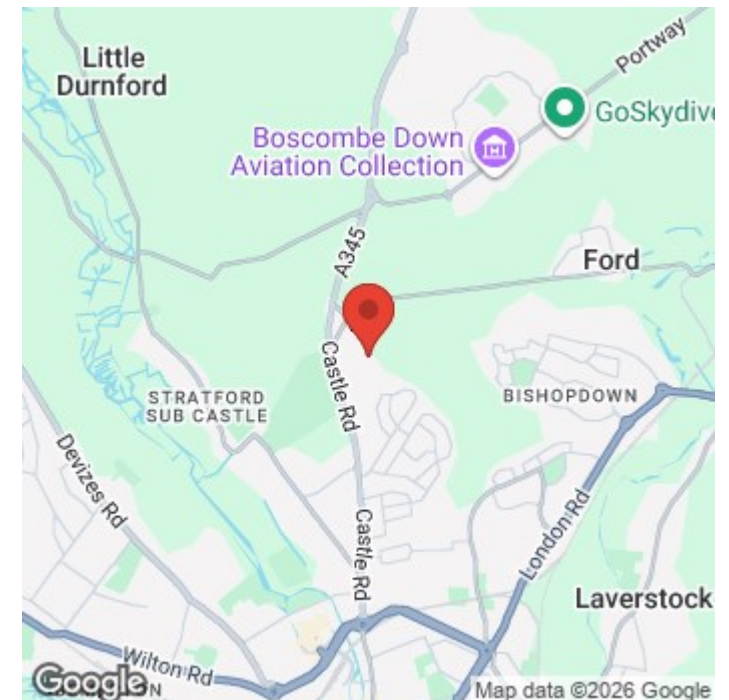


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1816.00 sq ft

- Detached four bedroom house in elevated position
- Two reception rooms and conservatory
- Kitchen/breakfast room and utility room
- Cloakroom
- Built in wardrobes in all bedrooms
- En suite to master and family bathroom
- PVCu DG and gas CH
- Gardens to front and rear
- Detached double garage, parking with EV charging point
- Popular location







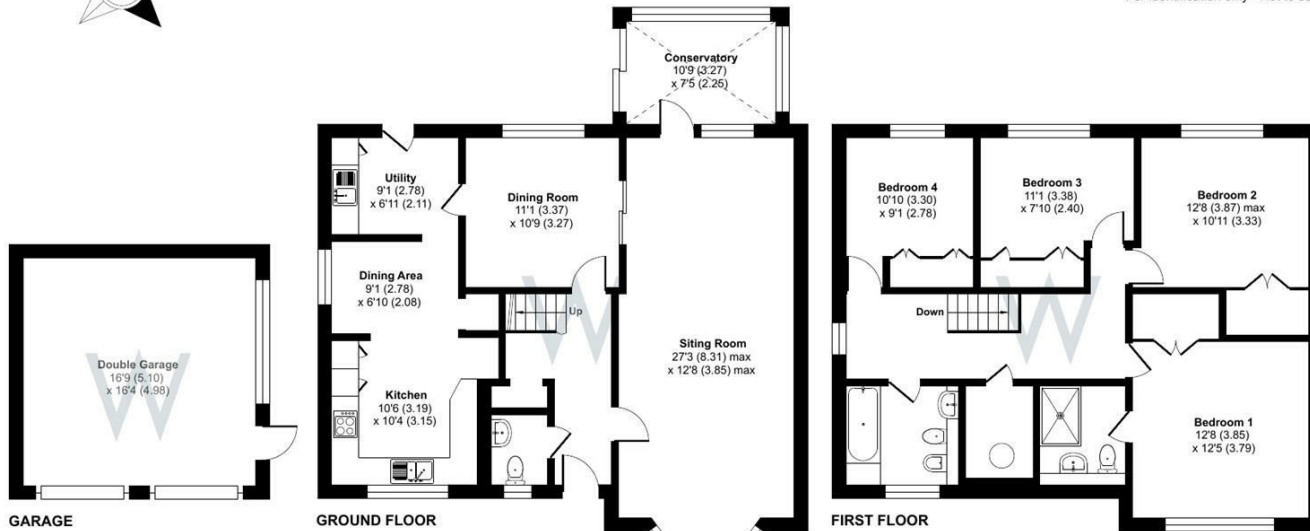
Hilltop Way, Salisbury, SP1

Approximate Area = 1816 sq ft / 168.7 sq m

Garage = 273 sq ft / 25.3 sq m

Total = 2089 sq ft / 194 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for H W White Ltd. REF: 1459501



Further Information

Local authority: Wiltshire Council

Council Tax: F - £4012.07 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From Salisbury, proceed north on the A345 Castle Road turning right at the mini roundabout into St Francis Road. The road bears round to the left, take the first right into Hilltop Way and the property can be found on the left hand side.

What3words: ///undertone.bead.waffle

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	