



63 Adlam Way, St Peters Place, Salisbury, Wiltshire, SP2 9FA

£425,000 Freehold

A modern four bedroom detached house with spacious accommodation arranged over three floors.

Description

The property forms part of the St Peters Place development on the north western side of the city and offers spacious accommodation arranged over three floors. The well designed and superbly presented property has spacious family accommodation, which comprises on the ground floor an entrance hallway, a sitting room and a cloakroom. The kitchen/dining room has an excellent range of units, a breakfast bar and space for table and chairs. There are French doors leading out on to the garden which enjoys a south westerly aspect and there is also a utility room. On the first floor is a double bedroom with an en-suite shower room, two further bedrooms and a family bathroom. On the second floor is the master bedroom with another en-suite shower room. Benefits include PVCu double glazing, gas central heating, a garden and a garage with off-road parking for two cars. There is also the remainder of its NHBC Guarantee. The house backs on to open fields and provides far reaching views. St Peters Place is located at the top of Devizes Road and is a modern development which has a primary school and further amenities planned. It lies approximately two miles from the centre of Salisbury and also conveniently close to the market town of Wilton. NO ONWARD CHAIN.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance Hall

Part glazed front door, stairs with cupboard under, radiator, wall mounted digital thermostat.

Sitting room 12'10" x 12'4" (3.93m x 3.77m)

Window to front, radiator, inset electric fire.

Kitchen/dining room 18'1" x 9'3" (5.53m x 2.83m)

Fitted with a range of base and wall units and tiled splashbacks, sink and drainer under window to rear, integrated electric oven with four ring gas hob and extractor over, space/plumbing for dishwasher, space for fridge/freezer, breakfast bar, space for table and chairs, radiator, French doors to garden, door to;

Utility room 7'8" x 5'4" (2.34m x 1.65m)

Cupboards with work surface over, space/plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, part glazed door to side.

Cloakroom

Fitted with a low level WC, wash hand basin, extractor, radiator.

First Floor - Landing

Stairs to second floor, storage cupboard.

Bedroom two 12'0" plus recess x 10'7" (3.66m plus recess x 3.25m)

Window to front, radiator, door to;

En-suite Shower Room

Fitted with a white suite comprising low level WC, pedestal wash hand basin, shower cubicle, extractor, radiator, part tiled walls, obscure glazed window to front.

Bedroom three 9'6" x 9'4" (2.92m x 2.85m)

Window to rear, radiator.

Bedroom Four 9'4" x 8'3" (2.85m x 2.52m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath, wash hand basin, low level WC, part tiled walls, radiator, extractor, obscure glazed window to side.

Second Floor - Landing

Window to side, door to;

Bedroom One 13'9" x 11'5" (4.21m x 3.49m)

Velux window to front and window to rear, fitted wardrobe, storage cupboard, radiator, door to;

En-suite Shower Room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor, velux window to rear.

Outside

The rear garden has a patio area and lawn all enclosed by timber fencing. There are outside lights and an outside tap. A side access gate leads to the driveway which provides off road parking for two cars.

Garage 19'5" x 9'10" (5.94m x 3.02m)

Up and over door, power and light.

Services

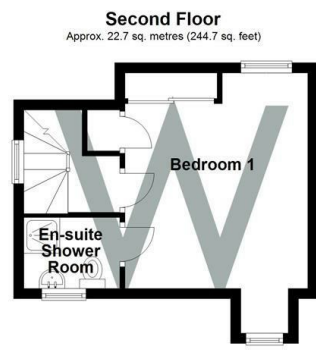
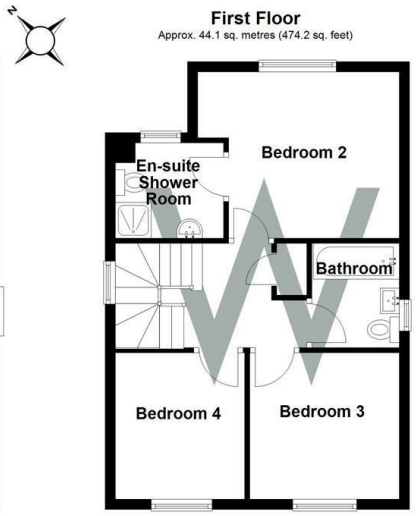
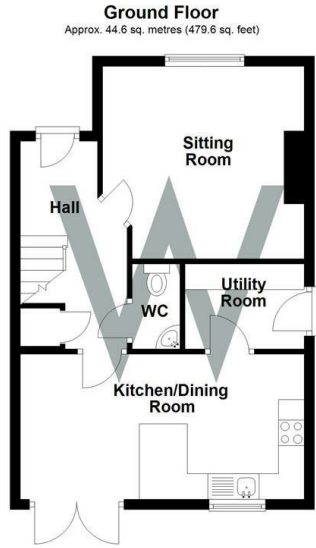
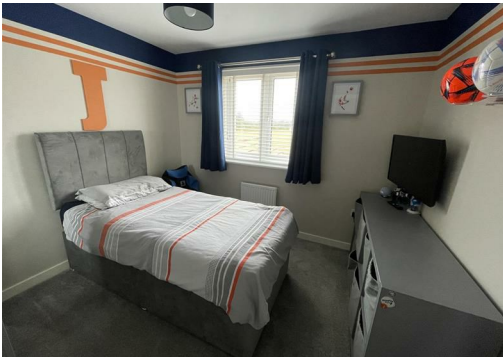
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Wiltshire Council is £3,087.26.

WHAT3WORDS

What3Words reference is: [///sleepless.radiates.tickling](https://www.what3words.com/sleepless.radiates.tickling)



Total area: approx. 111.3 sq. metres (1198.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

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