



34 Upper Street, Salisbury, Wiltshire, SP2 8LY

Guide Price £750,000 Freehold

An exceptionally spacious, detached family home with adaptable accommodation together with good gardens, parking and annex.

Directions

From Salisbury, proceed south along New Bridge Road and at the traffic lights/roundabout complex bear right on to the A3094 Harnham Road. This continues into the Netherhampton Road. After passing the One Stop convenience store on the left hand side, take the first right into Upper Street where No. 34 will be seen on the left hand side.

Description

An immaculate, detached family home situated in a highly popular location offering easy access to the city centre via the Town Path. The property was extended in 2007 and now offers adaptable accommodation together with a self-contained annex and is offered in immaculate order throughout. To the front there is driveway parking together with a large lawned area set behind mature hedging, whilst to the rear there is a large garden which offers a considerable degree of privacy. The windows are PVCu double glazing and gas central heating is provided by radiators. The fascias and soffits are also PVCu and a new boiler was installed one year ago. We would recommend an early viewing of this wonderful home.

Property Specifics

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

Entrance Porch

Entrance Hall/Reception Area

Stairs to first floor and ample cupboard space.

Cloakroom

Low level WC and wash hand basin.

Dining Room

Double aspect room with bay window to front elevation, wood burning stove, folding doors to:

Sitting Room

Double aspect room with French doors to the rear garden, door to:

Kitchen

Extensive range of work surfaces with numerous base and wall mounted cupboards and drawers, inset one-and-a-half bowl sink unit with mixer tap over, inset four ring gas hob with hood over, double oven, door to garden, ceiling downlighters.

Utility room

Work surfaces with inset single drainer sink unit with mixer tap, base and wall mounted cupboards, cupboard housing Worcester gas fired boiler for central heating and hot water and high pressure water cylinder.

First floor Landing

Storage cupboard.

Bedroom One

Bay window to front elevation, wardrobe recess. Hatch to insulated loft space.

En-suite Bathroom

Panelled bath with thermostatic mixer shower over, WC and wash hand basin. Part-tiled walls, strip light with shaver socket, extractor fan.

Bedroom Two

Two wardrobe recesses.

En-suite Shower Room

Tiled shower cubicle with sliding glass screen and thermostatic mixer shower, low level WC and wash hand basin. Extractor fan.

Bedroom Three

Corner wash hand basin, double built-in wardrobe.

Bedroom Four

Family Bathroom

Panelled bath with thermostatic mixer shower over and glass shower screen, corner WC and wash hand basin. Tiled walls and floor, extractor fan, heated towel rail, strip light with shaver socket.

Ground floor self contained annex

See the floorplan but this could include the bedroom, wetroom, utility/kitchen and utility room as required.

Bedroom

Wet Room

Tiled walls and floor, heated towel rail, WC, wash hand basin, thermostatic mixer shower, strip light and shaver socket, extractor fan.

Kitchen/Utility

Work surfaces with built-in cupboards, door to garden.

Outside

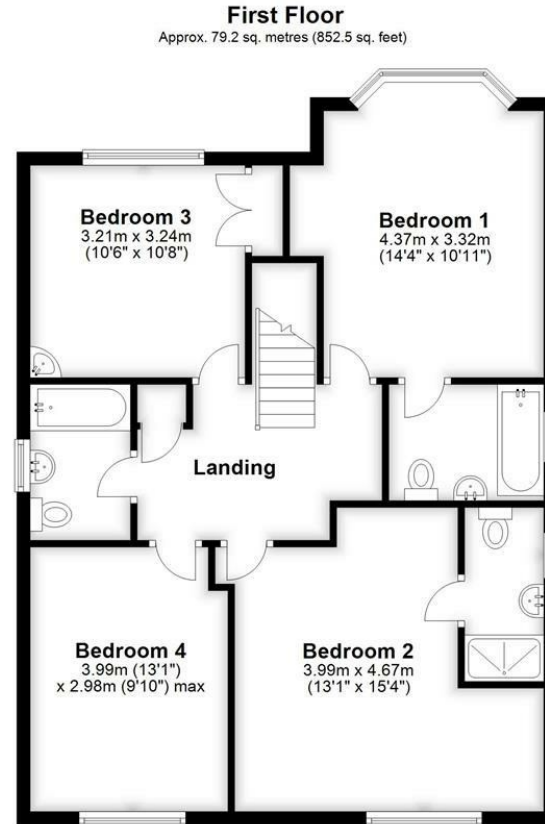
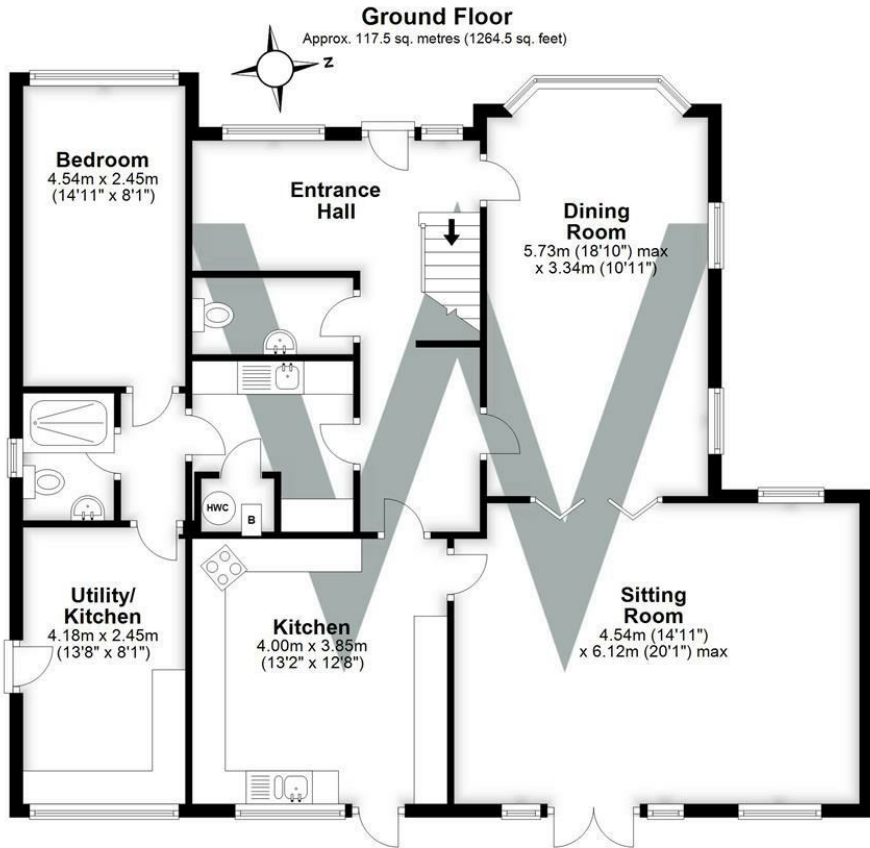
The property sits behind low beech hedging with brick retaining wall and brick paviour driveway offering parking for a number of vehicles. There is pedestrian access to both sides of the property which leads to the rear garden with large paved patio leading to lawn with shrubs and fruit trees, raised vegetable beds, two garden sheds, light, power and water tap. Enclosed by timber fencing and hedging.

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 2022/2023 payable to Wiltshire Council is £2678.90.



Total area: approx. 196.7 sq. metres (2117.0 sq. feet)



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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		
	74	79
England & Wales	EU Directive 2002/91/EC	

