



22 Upper Street, Harnham, Salisbury, Wiltshire, SP2 8LY

Guide Price £550,000 Freehold

## **A wonderful detached house, extended in recent years to create a superb family home and set in the highly popular location of Harnham**

### **Description**

A wonderful detached house, extended in recent years to create a superb family home and set in a highly popular location within walking distance of the local mini-mart and the city centre via the Town Path. The accommodation now consists of entrance hall, cloakroom, study, utility room, L-shaped kitchen/breakfast room, family room/dining room, sitting room, four bedrooms, en-suite shower room and family bathroom. There is ample parking to the front on the brick paviour driveway and the rear garden is a good size and offers a great deal of privacy. Gas central heating is by radiators and the windows are double glazed wooden units. Upper Street lies in a very popular area, within walking distance of the city centre via the Town Path and there is great dog walking nearby. NO CHAIN!

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Porch**

Windows to two sides, coats hanging space, quarry tiled floor.

#### **Entrance Hall**

Stairs to first floor with understairs storage cupboard.

#### **Sitting Room**

Bay window to front elevation, ornamental fireplace recess with cupboards to either side, archway to:

#### **Family Room/Dining Room**

Open to:

#### **L-shaped Kitchen/Breakfast Room**

Tiled floor, double doors to garden, good range of granite worktops with base and wall mounted cupboards and drawers, double bowl ceramic sink unit with mixer taps over, space and plumbing for dishwasher, space for American-style fridge-freezer, space for range-style oven with gas connection, cooker hood, opening to:

#### **Inner Hallway**

#### **Cloakroom**

WC with concealed cistern, hand basin with cupboards below, wood-effect flooring, extractor fan.

#### **Study**

Wood-effect flooring.

### **Utility Room**

Wooden work surface with inset single bowl, single drainer, stainless steel sink unit with mixer tap, cupboards below, wall mounted cupboards, space and plumbing for dishwasher and washing machine, wood-effect flooring, door to garden.

### **First Floor - Landing**

Hatch to loft space, built-in storage cupboard.

### **Bedroom One**

Bay window to front elevation, extensive range of built-in wardrobe cupboards, door to:

### **En-suite Shower Room**

High level Velux window, tiled walls and floor, heated towel rail, walk-in shower unit with thermostatic mixer shower and rainfall head, sliding glass screens, WC with concealed cistern, hand basin with cupboard below.

### **Bedroom Two**

### **Bedroom Three**

### **Bedroom Four**

### **Family Bathroom**

Tiled walls and floor, heated towel rail, white suite of panelled bath with thermostatic mixer shower over, WC with concealed cistern, wash hand basin.

### **Outside**

The property sits behind a low brick wall leading to a large brick paviour parking area with hedging to side. Outside power and light. The rear garden has a large paved patio with low brick wall leading to large lawn with mature shrubs, flowerbeds, trees and fruit trees. To the rear of the garden is a studio (could easily be used as a home office) with power and light. The whole garden is enclosed by timber fencing and brick walls. Outside tap.

### **Services**

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

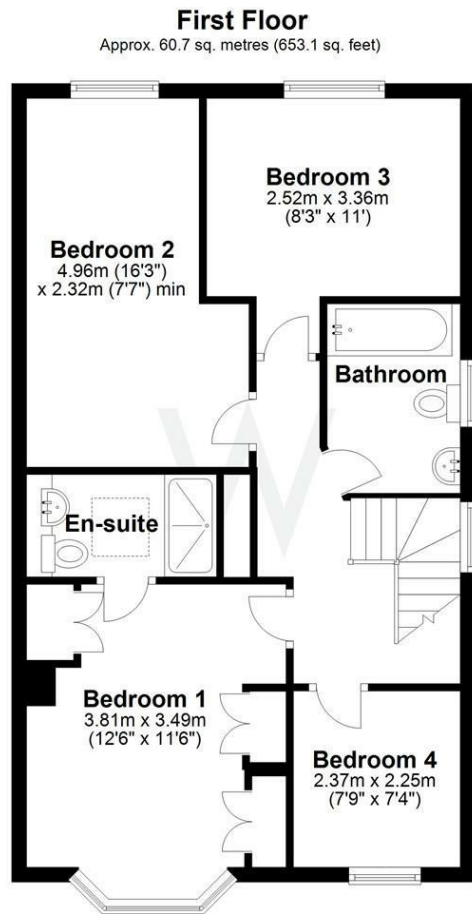
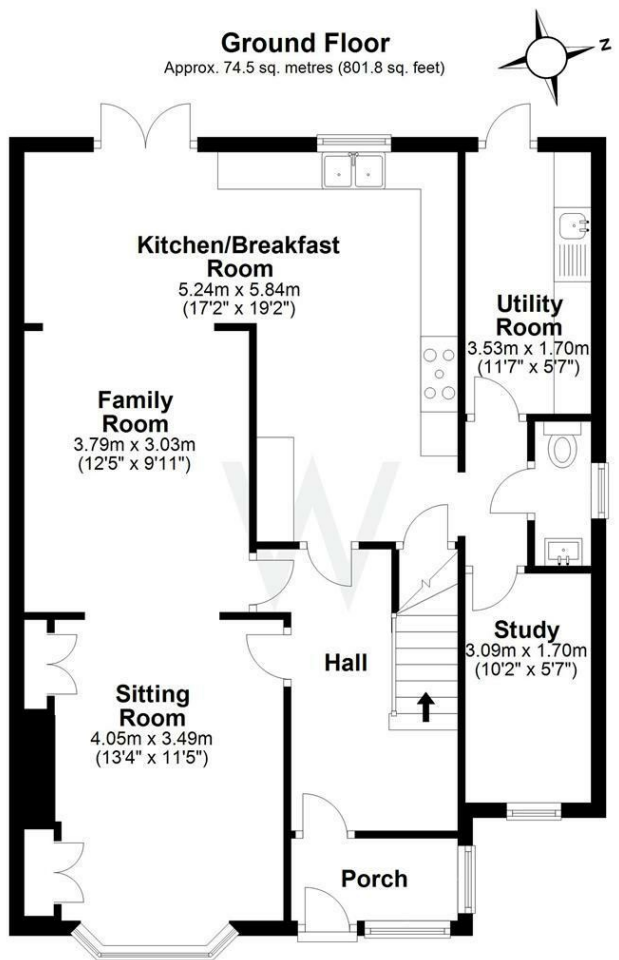
### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,927.95.

### **Directions**

### **WHAT3WORDS**

What3Words reference is: [///awards.chefs.sings](https://www.what3words.com/awards.chefs.sings)



Total area: approx. 135.2 sq. metres (1455.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(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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