



3 Waterman Lane, Salisbury, Wiltshire, SP2 9FN

Guide Price £550,000 Freehold

An exceptionally spacious, nearly new, detached family home offering adaptable accommodation overlooking green and open space.

Description

An exceptionally spacious, nearly new, detached family home offering adaptable accommodation with a very large kitchen/breakfast/family room, 2 reception rooms, cloakroom and utility on the ground floor together with 5 bedrooms, 2 ensuites and family bathroom on the first floor. Further benefits include a good sized garden, garage, driveway parking, gas central heating, double glazing and the residue of an NHBC building guarantee. It is situated on the edge of this popular development just behind "Bunny Park" which offers great dog and family walking. There is also a primary school within a short stroll. Highly recommended for an early viewing!

Entrance Hall

Stairs to first floor with understairs cupboard.

Cloakroom

Low level wc, wash hand basin and extractor fan.

Sitting Room

Study/Family Room

Kitchen/Dining/Living Room

A wonderful family room with two pairs of double doors to the garden, wood effect flooring, range of work surfaces with inset one and a half bowl sink unit with mixer tap, base and wall mounted cupboards and drawers, 4 ring gas hob with extractor hood over and oven beneath, space for dishwasher, fridge/freezer.

Utility Room

Work surface with space and plumbing below for washing machine and tumble drier, base and wall cupboards, door to garden, wood effect flooring, wall mounted combination gas boiler for heating and hot water.

First floor Landing

Two built in storage cupboards, hatch to loft space.

Bedroom 1

Ensuite Bathroom

White suite of panel bath, shower cubicle with thermostatic mixer taps, wc and hand basin. Part tiled walls and wood effect flooring.

Bedroom 2

Ensuite Shower Room

Shower cubicle with electric shower, wc and hand basin. Part tiled walls and wood effect flooring.

Bedroom 3

Bedroom 4

Bedroom 5

Family Bathroom

White suite of panel bath, shower cubicle with thermostatic shower, wc and hand basin. Part tiled walls and wood effect flooring.

Outside

The rear garden is a good size, enclosed by timber fencing and brick walls. Mainly laid to lawn with paved pathway and two sitting areas. Storage area to side and pedestrian access gate.

Garage

Up and over door, light and power.

Services

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

Outgoings

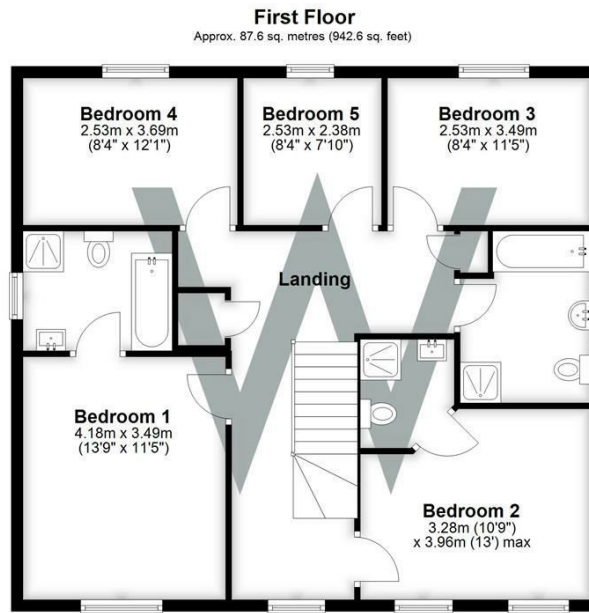
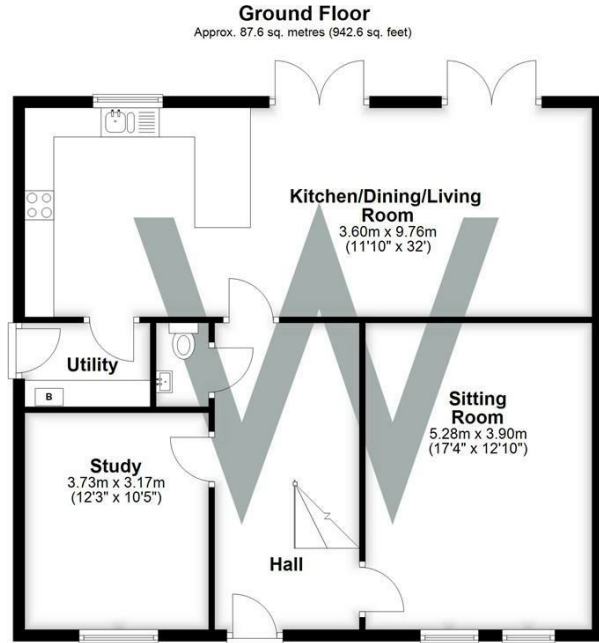
The Council Tax Band is 'F' and the payment for the year 2024/2025 payable to Wiltshire Council is £3648.58

Directions

From Salisbury take the A360 Devizes Road. At the third roundabout turn left into Adlam Way and second left into Coberley Drive. Continue along here and turn left into Waterman Place, turn left again and number 3 is on the left.

WHAT3WORDS

What3Words reference is: [///stands.topics.luck](https://www.what3words.com/stands/topics/luck)



Total area: approx. 175.1 sq. metres (1885.1 sq. feet)

WHITES
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	92
(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	



