



8 Woodbury Yard, Harnham, Salisbury, Wiltshire, SP2 8FF

Guide Price £450,000

A superb family home, together with a private garden, garage, parking for 3 vehicles and within easy walk of hospital, local store, schools and city.

Description

A superb detached family home, together with a private garden, garage with parking to front and further double driveway parking. The ground floor has an open plan kitchen/dining room, cloakroom and a large sitting room. On the first floor are two good bedrooms and a large bathroom. On the top floor are a further two bedrooms, bathroom and en-suite shower room. Gas central heating is via radiators with a recently installed Worcester boiler whilst all the windows and doors are double glazed. There are hot water solar panels on the roof providing energy efficient hot water. The house is situated in a popular modern development within walking distance of the local convenience store, schools, the city centre and hospital. Viewing is highly recommended.

Entrance hall

Stairs to first floor with cupboard below.

Cloakroom

Low level wc and hand basin, extractor fan.

Sitting room

Double aspect room to the front elevation.

Kitchen/dining room

The kitchen has an extensive range of square edge work surfaces with base and wall mounted cupboards and drawers, freezer, fridge, electric hob, double oven, space and plumbing for washing machine and dishwasher. Tile effect floor, undercounter lighting, cupboard housing Ferroli gas boiler for heating and hot water, cooker hood, one and a half bowl sink unit with drainer and mixer tap over. There is ample space for a large table.

First floor Landing

Cupboard housing water tank.

Bedroom one

Double aspect room to front elevation.

Bedroom two

Shower room

White suite of glass fronted cubicle with thermostatic mixer shower, low level wc and wash hand basin. Jack and Jill doors from bedroom 2 and landing. Extractor fan.

Second floor Landing

Linen cupboard.

Bedroom three

Double aspect room to front elevation.

Bedroom four

Range of fitted wardrobe cupboards, double aspect room.

Ensuite Shower Room

White suite of glass fronted cubicle with thermostatic mixer shower, low level wc and wash hand basin. Extractor fan.

Bathroom

Panel bath with thermostatic mixer taps and shower attachment, low level wc and wash hand basin. Extractor fan.

Garage

To rear of the garden accessed from Woodbury Rise and with parking space to front.

Outside

To the front is a brick pavior parking area for two cars and flower border to rear. Pedestrian access and gate leads to the rear garden which has a paved seating area under timber pergola, lawn, flower beds, climbing plants and mature shrubs. Water tap, wooden garden shed. Steps lead up to garage door. Enclosed by timber fencing.

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 £3087.26.

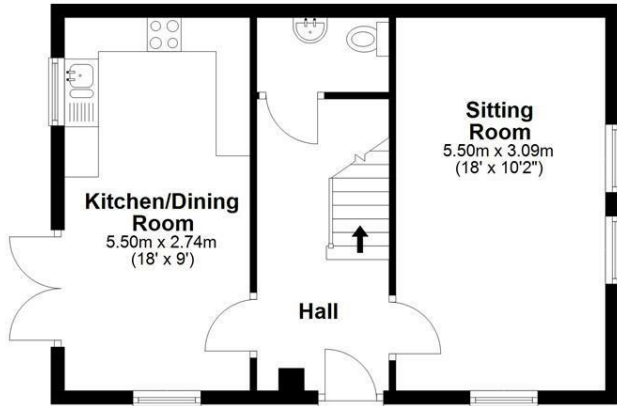
Directions

Leave Salisbury via Exeter Street and at the roundabout proceed straight over, staying in the left hand lane. At the traffic lights bear left and continue into Downton Road. At the next traffic lights turn right into Rowbarrow. Take the first left into The Crescent, first left into Rowbarrow Lane and continue into Woodbury Yard where number 8 will be seen on the right.

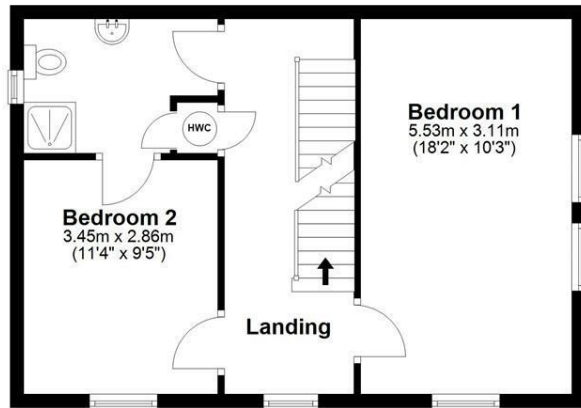
WHAT3WORDS

What3Words reference is: [///pens.fans.pouch](https://www.what3words.com/pens.fans.pouch)

Ground Floor
Approx. 43.9 sq. metres (472.2 sq. feet)



First Floor
Approx. 44.7 sq. metres (481.1 sq. feet)



Second Floor
Approx. 44.7 sq. metres (481.1 sq. feet)



Total area: approx. 133.3 sq. metres (1434.4 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	



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