



1 Lambert Drive, St Peters Place, Salisbury, Wiltshire, SP2 9FP

£550,000 Freehold

## A superbly positioned five bedroom detached house in a side road location overlooking open land.

### Description

The property forms part of the St Peters Place development on the north western side of the city and offers spacious accommodation in good order throughout. The house is situated on a no through road serving only four other houses and overlooks green space to the front with the cathedral being seen from the front first floor windows. The accommodation comprises a dual aspect sitting room, a family room, a cloakroom and a superb kitchen/dining room with bi-folding doors leading out on to a patio. The kitchen has a good range of units with an integrated oven, hob and dishwasher and there is also a utility room. On the first floor are five bedrooms (four doubles) with a four piece suite in both the master bedroom en-suite and the family bathroom. The walled rear garden enjoys a westerly aspect and behind the garden is a single detached garage with off road parking for two cars. St Peter's 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

Stairs with cupboard under, wood laminate floor, radiator.

#### Sitting room 17'4" x 11'1" (5.30m x 3.40m)

Dual aspect with windows to front and side, two radiators, media plate.

#### Family room 9'10" x 9'10" (3.00m x 3.00m)

Window to front, radiator.

#### Kitchen/dining room 27'10" x 13'1" (8.50m x 4.00m)

Fitted with base and wall units with granite work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, integrated dishwasher, sink and drainer under window to rear, inset spotlights, space for fridge/freezer, wood laminate floor, large bi-fold doors to garden, space for table and chairs. This area is large so could be used as a large entertaining/living space.

#### Utility room

Fitted with base cupboards, space/plumbing for washing machine, wood effect floor, wall mounted gas boiler, part glazed door to side.

#### Cloakroom

Fitted with a low level WC, pedestal wash hand basin, radiator, part tiled walls, wood laminate floor.

#### Stairs to first floor - landing

Loft access, linen cupboard with shelving.

#### Bedroom one 14'5" x 14'1" (4.40m x 4.30m)

Two windows to front, radiator, TV point, door to;

#### En-suite bathroom

Fitted with a white suite comprising shower cubicle, panelled bath, low level WC, pedestal wash hand basin, radiator, extractor, obscure glazed window to side.

#### Bedroom two 13'5" x 9'10" (4.10m x 3.00m)

Window to front, open wardrobe, radiator.

#### Bedroom three 11'9" x 10'2" (3.60m x 3.10m)

Window to rear, radiator.

#### Bedroom four 10'5" x 8'2" (3.20m x 2.50m)

Window to rear, radiator.

#### Bedroom five 8'2" x 6'6" (2.50m x 2.00m)

Window to rear, radiator.

#### Bathroom

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

#### Outside

To the front of the property is an area of open land ideal for walks and providing lovely views. The rear garden has a westerly aspect and is lawned with a patio area and mainly enclosed by brick wall. Behind the garden is a detached single garage with off road parking for two cars. On street parking is also available in various laybys if required.

#### 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.

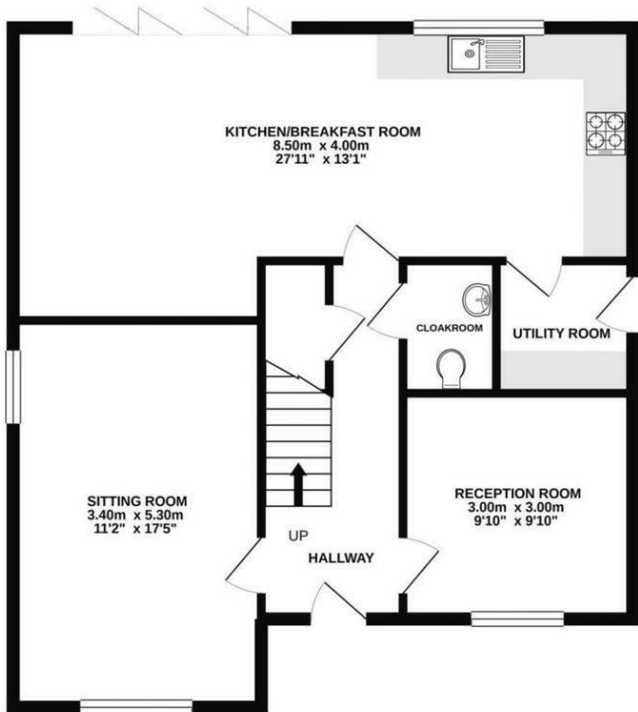
#### Directions

Leave Salisbury on the A360 Devizes Road and after approximately 2 miles turn left in to Adlam Way at the roundabout by the primary school signposted to St Peters Place. Take the second right in to Coberley Drive and the fourth left in to Lambert Drive. Take the next left in to the no through road and the house is the first on the left hand side.

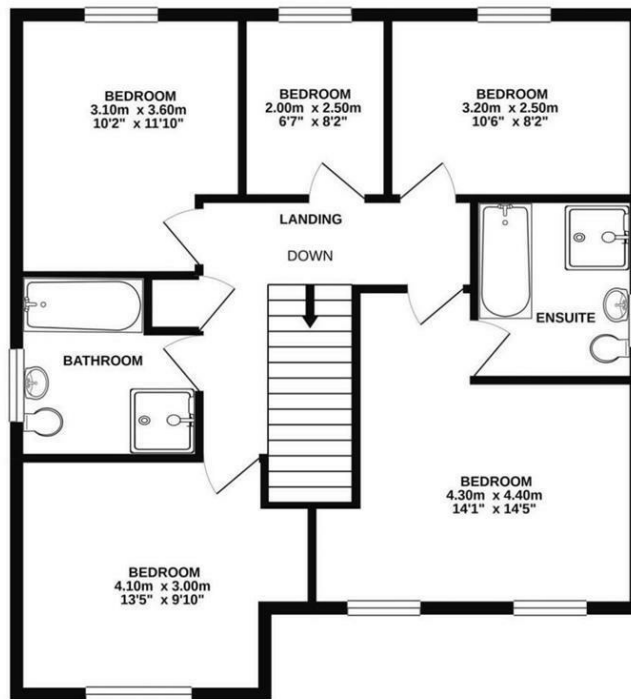
#### WHAT3WORDS

What3Words reference is: [///coupler.seashell.adding](https://www.what3words.com/coupler.seashell.adding)

**GROUND FLOOR**  
72.9 sq.m. (785 sq.ft.) approx.



**1ST FLOOR**  
73.0 sq.m. (786 sq.ft.) approx.



**TOTAL FLOOR AREA : 151.0 sq.m. (1625 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		92
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

