



19 Stone Close, Winterslow, Salisbury, Wiltshire, SP5 1TN

Guide Price £425,000 Freehold

A modern four bedroom detached house situated in a cul de sac in this popular village.

Description

The property is a modern detached house situated in a quiet cul de sac location in the popular village of Winterslow. The well presented accommodation comprises an entrance hallway and a sitting room with patio doors leading on to the rear garden which enjoys a westerly aspect. There is a separate dining room, a kitchen/breakfast room and a cloakroom completing the ground floor accommodation. On the first floor are four good sized bedrooms all with fitted wardrobes with an en-suite shower room to the master bedroom and a family bathroom. Further benefits include an integral garage with off road parking for two cars, PVCu double glazing and LPG heating. Stone Close is an attractive cul de sac of similar properties and this property is tucked away from passing traffic. The village itself offers a wide range of amenities including a good primary school, local shop, village hall, public house and good access onto the A30 London Road.

Property Specifics

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

Entrance Hall

Covered porch with outside light, front door with glazed side panel.

Sitting Room 19'8" x 11'3" max (6.01m x 3.44m max)

Patio doors and windows to rear, TV and telephone point, timber fireplace surround with stone hearth, radiator, glazed double doors to;

Dining Room 10'1" plus bay x 8'11" (3.08m plus bay x 2.72m)

Bay window to front, radiator, space for table and chairs.

Kitchen/breakfast room 11'9" x 8'3" plus utility area (3.60m x 2.54m plus utility area)

Fitted with base and wall units with work surfaces over, sink and drainer with mixer tap under window to rear, integrated electric oven, hob and extractor, pull out racking, space/plumbing for dishwasher, radiator, space for table and chairs, window to side, utility area with sink, space/plumbing for washing machine, part glazed door to side, door to garage.

Cloakroom

Fitted with a low level WC, wash hand basin, extractor.

First Floor - Landing

Loft access, airing cupboard housing hot water tank.

Bedroom One 11'10" x 11'9" (3.63m x 3.60m)

Window to front, radiator, fitted wardrobes, over stair wardrobe, door to;

En-suite Shower Room

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower cubicle, extractor, radiator, obscure glazed window to front.

Bedroom Two 11'2" x 8'0" (3.42m x 2.44m)

Window to front, built in wardrobe, radiator.

Bedroom Three 11'8" x 9'8" (3.57m x 2.95m)

Window to rear, built in wardrobe, radiator.

Bedroom Four 11'7" x 8'9" both max (3.55m x 2.68m both max)

Window to rear, built in wardrobe, radiator. .

Bathroom

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

Integral garage 16'2" x 7'10" (4.93m x 2.40m)

Electric roller door, boiler, power and light, electric fusebox, door in to utility area.

Outside

To the front of the property is a driveway and an open plan lawn area. There is side access in to the rear garden which has a patio area, the remainder being lawned and enclosed by timber fencing. There is an outside tap and timber shed.

Services

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

Outgoings

The Council Tax Band is E and the payment for the year 2023/2024 payable to Wiltshire Council is £2,616.21

Directions

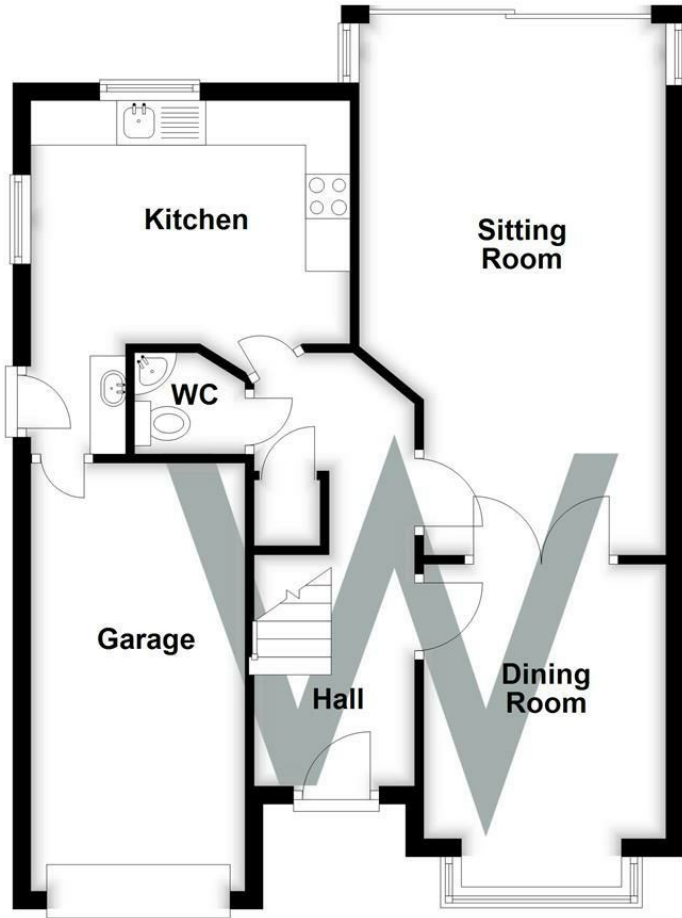
Leave Salisbury along the A30 London Road and after approximately 4 miles turn right towards Winterslow. Upon entering the village continue into Middleton Road before turning left into Saxon Leas. Follow the road to the right before turning left in to Stone Close. Bear right and the property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///estuaries.putts.proposes

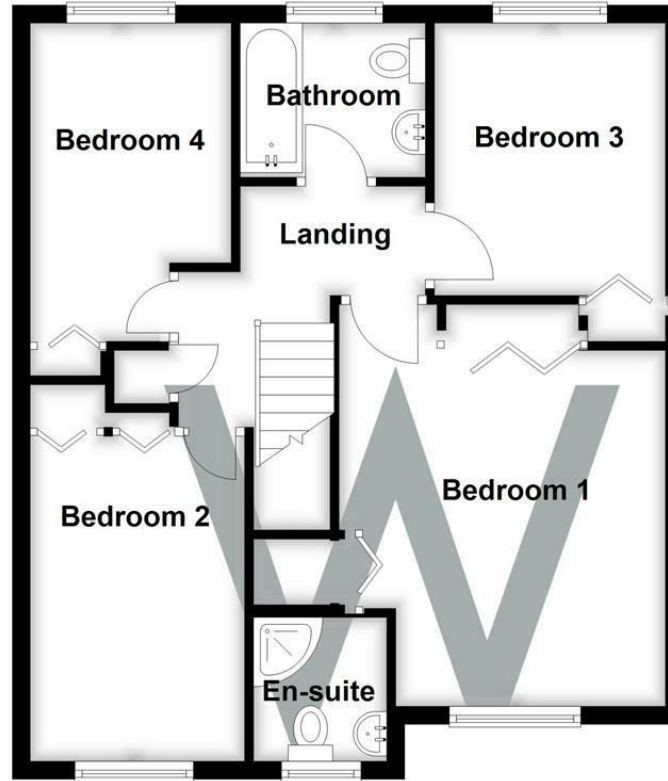
Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



Total area: approx. 120.2 sq. metres (1293.3 sq. feet)



WHITES

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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		66
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

