



10 Hillside Drive, Gomeldon, Salisbury, Wiltshire, SP4 6LF

£369,950 Freehold

**An extended detached bungalow, quietly situated in a cul-de-sac location together with a large insulated garden office and offered with vacant possession.**

### **Description**

An extended detached bungalow, quietly situated in this small cul de sac, set back from the road, together with driveway, ample parking, garage, rear garden and large external home office. There are double glazed windows and doors and oil fired central heating. The accommodation consists of entrance hall, sitting room/dining room, kitchen, three bedrooms and shower room. The bungalow has had considerable improvements in recent years and is now offered in good order throughout whilst the garden is private and a good size. Vacant possession is offered.

### **Property Specifics**

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

#### **Entrance hall**

Doors to all rooms, hatch to insulated loft space.

#### **Kitchen**

Door to outside, tile effect floor, space for upright fridge/freezer, Danesmoor oil fired boiler for central heating and hot water, work surfaces with single drainer sink unit, built in electric hob and oven, extractor hood, base and wall mounted cupboards and drawers.

#### **Sitting room/Dining room**

overlooking the rear garden with door to outside.

#### **Bedroom one**

#### **Bedroom two**

#### **Bedroom three**

#### **Shower room**

Wc, hand basin with cupboards below and shower cubicle with electric shower. Part boarded part tiled walls, tile effect floor.

#### **Garage**

Up and over electric door, power and light, door to garden.

#### **Home Office/ Summerhouse**

Insulated and boarded, power and light.

### **Outside**

Low brick wall to front with gravel and tarmac parking, flower bed, shrubs and tree. Side pedestrian gate leads to the rear garden which is enclosed by timber fencing, laid to lawn with flower beds, shrubs and seating areas.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,148.87.

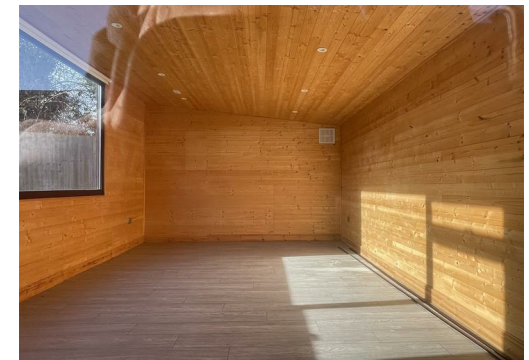
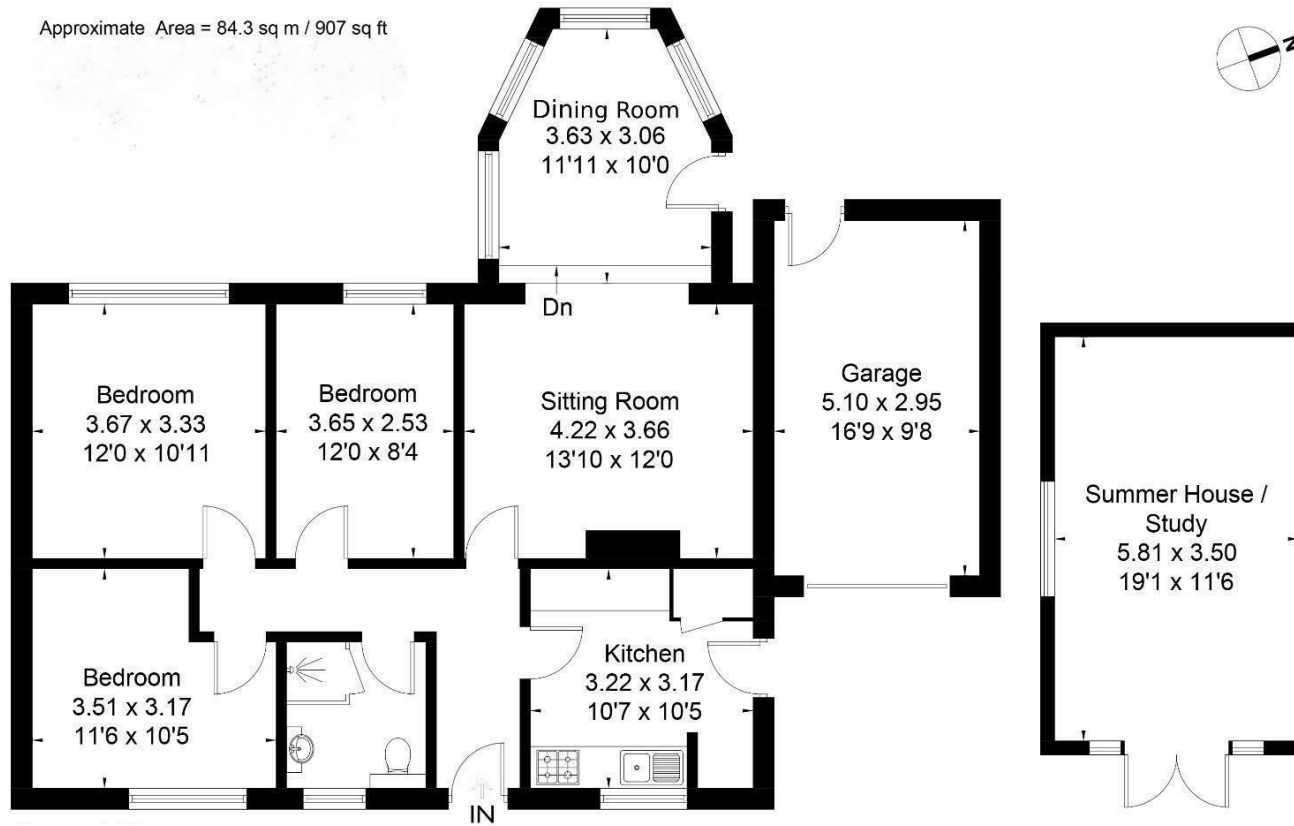
### **Directions**

From Salisbury take the A30 London Road and at the second roundabout turn left on to the A338 and continue through the Winterbournes. As the road bears sharp left, turn right on to Gomeldon Road and take the second right into East Gomeldon Road. Proceed under the railway bridge and take the second right into Hillside Drive, where No. 10 will be seen on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///shaves.beanbag.pebble](https://www.what3words.com/#!/en/3shaves.beanbag.pebble)

Approximate Area = 84.3 sq m / 907 sq ft



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

