



80 Hilltop Way, Salisbury, Wiltshire, SP1 3QQ

£455,000 Freehold

A well presented detached house situated in a popular location and offering spacious rooms with a conservatory extension.

Description

The property is a detached house occupying an elevated position on the northern side of the city. Offered in good order throughout, the well proportioned accommodation comprises an entrance hallway, a cloakroom, and a sitting room which has French doors leading out on to the garden. There is a kitchen/dining room which has an integrated oven and hob with a breakfast bar and French doors leading to a conservatory extension. On the first floor are four bedrooms all with fitted wardrobes with the main bedroom having an en-suite shower room and a family bathroom with all the suites being white. There is full PVCu double glazing, gas central heating, a landscaped garden with a westerly aspect and ample parking in front of a detached double garage. Hilltop Way lies off Castle Road on the edge of the city with easy access to all the amenities the city offers. There is also a footpath at the bottom of the cul de sac offering direct and convenient pedestrian access on to Castle Road.

Property Specifics

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

Entrance Hall

Covered porch with outside light, part glazed door, stairs with storage cupboard under, radiator, coats cupboard, window to front.

Cloakroom

Fitted with a low level WC, wash hand basin with cupboard under, radiator, part tiled walls, tiled floor, obscure glazed window to front.

Sitting Room 19'6" x 11'5" (5.96m x 3.48m)

Dual aspect with square bay window to front and French doors to rear, coal effect gas fire with stone surround, hearth and mantel, three radiators, TV point.

Kitchen/Dining Room 14'7" x 13'0" (4.47m x 3.97m)

Fitted with base and wall units with work surfaces over and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, space/plumbing for washing machine and dishwasher, integrated electric oven with four ring gas hob, space for fridge/freezer, breakfast bar, inset spotlights, part glazed door to side.

Conservatory 12'8" x 10'8" (3.88m x 3.27m)

Glazed and part brick elevations with glazed roof, blinds and vent, radiator, French doors to garden.

First Floor - Landing

Window to front, airing cupboard housing hot water tank and immersion with shelving, access to boarded loft with pull down ladder.

Bedroom One 12'9" x 12'5" (3.90m x 3.80m)

Window to rear, radiator, built in wardrobes and drawers along one wall, folding door to;

En-suite Shower

Fitted with a suite comprising shower cubicle, wash hand basin with cupboard under, low level WC, fully tiled walls, strip light and shaver point, heated towel rail, obscure glazed window to side.

Bedroom Two 11'7" x 9'2" (3.54m x 2.80m)

Square bay window to front, radiator, fitted single wardrobe.

Bedroom Three 10'1" x 8'8" (3.09m x 2.65m)

Window to rear, radiator, fitted single wardrobe.

Bedroom Four 8'8" x 8'4" (2.66m x 2.55m)

Window to rear, radiator, fitted single wardrobe.

Bathroom

Fitted with a white suite comprising timber panelled bath with shower and shower screen, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail, strip light and shaver point, obscure glazed window to front.

Outside

The rear garden has been landscaped with a patio area and steps leading down to a lawn and then to a timber decked area.

Detached Double Garage

With pitched, tiled roof, two up and over doors, power and light with ample driveway parking.

Services

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

Outgoings

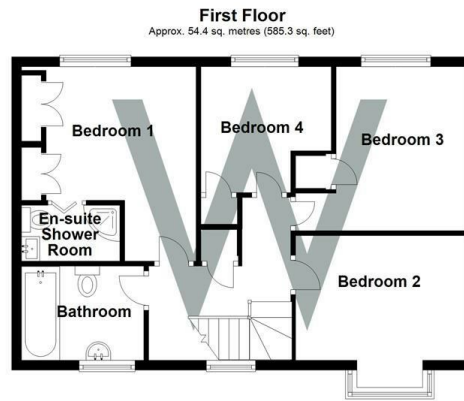
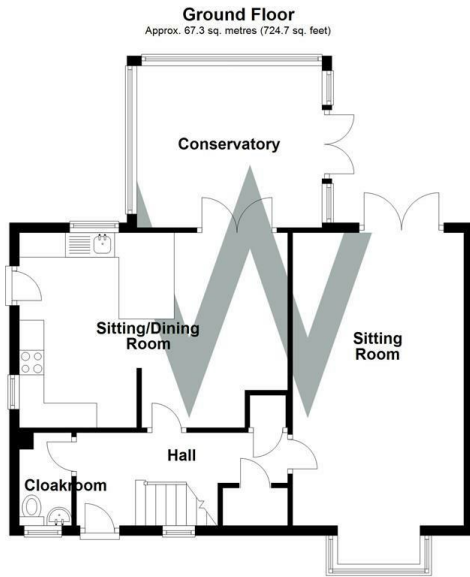
The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3460.31.

Directions

From Salisbury, proceed north on the A345 Castle Road turning right at the mini roundabout into St Francis Road. The road bears round to the left, take the first right into Hilltop Way and then take the the third turning on the right. The property can be found in the corner in the left hand side.

WHAT3WORDS

What3Words reference is: ///baker.uproot.unsightly



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



