



16 Pepperbox Rise, Whaddon, Salisbury, Wiltshire, SP5 3BF

£350,000 Freehold

## A modern three bedroom detached house offering well proportioned family accommodation

### Description

The property is a modern three bedroom detached house which offers well proportioned family accommodation with the benefit of double glazing and gas fired central heating. The accommodation comprises on the ground floor: an entrance hallway, cloakroom, sitting room with dining area, kitchen with large utility area, three bedrooms with an en-suite shower room to the master bedroom and family bathroom. Externally there is an area of front garden and a private and enclosed rear garden. The driveway provides off-road parking which leads to the garage. Whaddon and Alderbury have good amenities including two shops, one of which is also a post office, public houses, a recreation ground and a well regarded primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.

### Porch

External light and half glazed front door to:

### Hall

Stairs to first floor.

### Cloakroom

Fitted with a low level WC and wash basin.

### Sitting Room

Ornamental fireplace, opening to:

### Dining Area

Sliding patio doors to garden.

### Kitchen/Utility

Fitted with an excellent range of base and storage cupboards with work surfaces over, wall mounted cupboards, integrated electric double oven, space and plumbing for dishwasher, washing machine and tumble drier, four-ring gas hob with extractor hood over, wall mounted gas boiler for central heating and hot water, tiled floor, breakfast bar, door to rear garden, 2 stainless steel sinks and drainers, door to garage.

### First floor Landing

Hatch to loft space, cupboard housing lagged hot water tank.

### Bedroom 1

Range of built in wardrobes.

### Ensuite

Fitted with a white suite comprising shower cubicle with thermostatic shower, low level WC and pedestal wash-hand basin, extractor fan.

### Bedroom 2

Deep storage cupboard.

### Bedroom 3

### Bathroom

Fitted with a white suite comprising low level WC, wall mounted wash-hand basin, and panel bath with thermostatic shower over. Extractor fan, shaver socket.

### Outside

Driveway to front leading to the garage with lawn to side and mature shrubs and hedging. Pedestrian access to rear garden which is laid to lawn with sitting areas, shrubs, flower beds and garden shed. Timber fencing to sides.

### Garage

Up and over door, power and light. Roof storage.

### Outgoings

The Council Tax Band is ' E ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2720.35.

### Directions

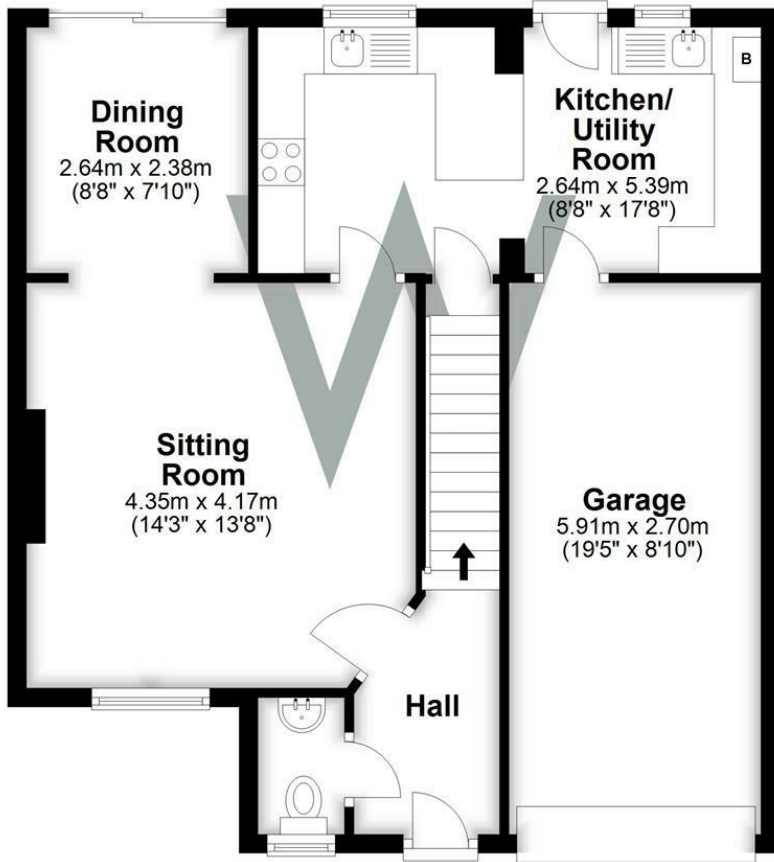
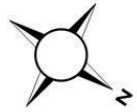
Leave Salisbury on the A36 Southampton Road and shortly after leaving Salisbury at the start of the dual carriageway, turn right signposted to Alderbury. Proceed through the village of Alderbury continuing on the same road into Whaddon where Pepperbox Rise can be found on the left hand side. The house is situated at the end on the right hand side.

### WHAT3WORDS

What3Words reference is: [///blotchy.skims.identity](https://www.what3words.com/blurry-skims-identity)

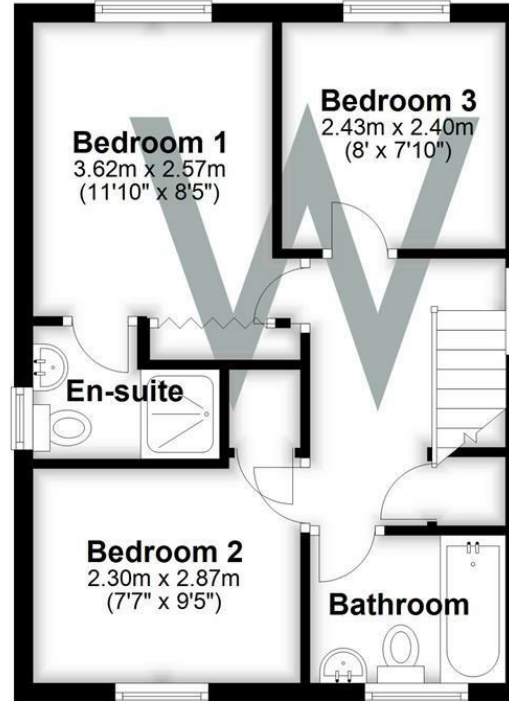
## Ground Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 100.0 sq. metres (1076.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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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