



8 Paisey Grove, St Peters Place, Salisbury, Wiltshire, SP2 9FF

Guide Price £345,000 Freehold

## A modern three bedroom detached house situated on the St Peters Place development on the northern outskirts of the city.

### Description

The property is a modern detached house (built in 2017) on the popular St Peters Place development on the north western edge of the city. The well presented accommodation comprises an entrance hallway, a cloakroom, a sitting room and a kitchen/dining room which has an integrated oven and hob together with space for a table and chairs with French doors leading on to the rear garden. On the first floor there are three good sized bedrooms with an en-suite shower room to the master bedroom and there is also a family bathroom. Further benefits include PVCu double glazing and gas fired central heating. To the side of the property is a driveway providing off road parking for two cars in front of a detached single garage. There is also an area of low maintenance garden and a good sized garden to the rear. There is also a 10 year new homes warranty. 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.

### Property Specifics

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

#### Entrance Hall

Covered porch and part glazed front door, radiator, wood effect floor, stairs with cupboard under,

#### Sitting Room 12'11" x 12'2" both max (3.96m x 3.73m both max)

Window to front, radiator, media plate.

#### Kitchen/Dining Room 18'0" x 9'4" (5.50m x 2.87m)

Fitted with base and wall units, sink and drainer under window to rear, integrated electric oven with four ring gas hob and extractor over, space for fridge/freezer, space/plumbing for washing machine, space for table/chairs, radiator, French doors to rear, door to;

#### Utility Room

Fitted with base and wall units with work surface over, space plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, part glazed door to side.

#### Cloakroom

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

### First Floor - Landing

Loft access, storage cupboard.

#### Bedroom One 11'11" x 10'8" (3.64m x 3.27m)

Window to front, radiator, door to;

#### En-suite Shower Room

Fitted with a suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, window to front.

#### Bedroom Two 9'8" x 9'6" (2.95m x 2.91m)

Window to rear, radiator.

#### Bedroom Three 9'6" x 8'2" (2.92m x 2.51m)

Window to rear, radiator.

### Bathroom

Fitted with a suite comprising panelled bath, low level WC, pedestal wash hand basin, extractor, heated towel rail, obscure glazed window to side.

### Outside

To the front of the property is a low maintenance barked area with a path to the front door. There is a driveway providing off road parking for two cars. There is a detached garage with a pitched, tiled roof and with power and light. The rear garden is a good size, lawned with barked borders and enclosed by fencing.

### Services

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

### Outgoings

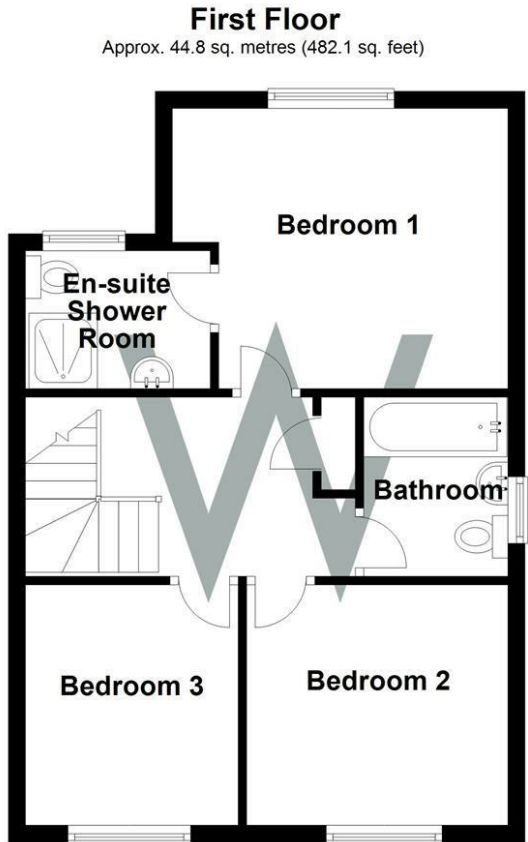
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2218.31.

### 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 first turn on the left and the second right in to paisey grove and the property can be found on the right hand side.

### WHAT3WORDS

What3Words reference is: ///outlined.loaded.streak



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(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	

