



255 Castle Road, Salisbury, Wiltshire, SP1 3SA

Guide Price £585,000 Freehold

A wonderful, detached family home, extended and updated together with a large garden, terrific views and parking. **VIEWING COMMENCING WEEK COMMENCING 25TH MARCH - PM ONLY**

Directions

From our office in Castle Street proceed north over the roundabout and into Castle Road. Pass the Rugby Club on the left hand side and No. 255 will be seen after a short distance on the right hand side.

Description

A wonderful family home situated to the north of the city centre with panoramic views over Hudson's Field towards the west. There is good parking to the front of the house and a very large, beautifully maintained garden to the rear. The property has been updated, including the kitchen and bathroom and there is a conservatory to the rear. The accommodation consists of entrance porch, hall, cloakroom, sitting room, kitchen/breakfast room, sitting/dining room, conservatory, five bedrooms, bathroom and two shower rooms. The windows and doors are PVCu double glazed and there is gas central heating by radiators. The property is situated about one mile from the city centre and there is a Co-op store on Castle Road. It is also within easy reach of South Wilts grammar school, Five Rivers Leisure Centre and Waitrose supermarket. There are great walks at Old Sarum and in the surrounding countryside and The Old Castle public house lies nearby.

Property Specifics

The accommodation is arranged as follows:

Entrance Porch

Entrance Hall

Stairs to first floor, oak flooring, picture rail.

Cloakroom

Low level WC and corner wash hand basin. Timber wainscoting.

Sitting Room

Stone fireplace with inset living flame fire, picture rail, bay window to front elevation, door to:

Kitchen/Breakfast Room

Extensive range of work surfaces with base and wall mounted cupboards and drawers, Neff double oven, five ring gas hob, Neff dishwasher, Bosch washing machine and Miele condensing tumble drier, one-and-half bowl stainless steel sink unit with mixer tap over, breakfast bar, larder cupboard, laminate floor and tiled splashbacks, two doors to outside, cupboard housing Worcester gas fired boiler for central heating and hot water, space for American-style fridge-freezer.

Sitting/Dining Room

Triple aspect room with double doors to garden and double doors to conservatory. Gas living flame stove, large built-in sideboard with display shelves, cupboards and drawers.

Conservatory

Tiled floor, radiator, built-in bench seat with storage, ceiling blinds, double doors to garden.

Landing

Hatch to loft space, picture rail, cupboard housing lagged hot water tank with immersion heater.

Bedroom One

En-suite Shower Room

Shower cubicle, low level WC and wash hand basin. Extractor fan, shaver socket.

Bedroom Two

Window to front elevation with terrific views over Hudson's Field and beyond, fireplace, picture rail.

Bedroom Three

Fireplace, built-in double wardrobe.

Bedroom Four

Picture rail.

Bedroom Five

Shower Room

Tiled walls and floor, shower cubicle with thermostatic power shower and glass door, extractor fan, WC and wash hand basin in vanity unit. Shelved recess.

Bathroom

Panelled bath with power shower over and glass screen, low level WC and wash hand basin in vanity unit with cupboards and drawers, tiled walls and floors, heated towel rail.

Outside

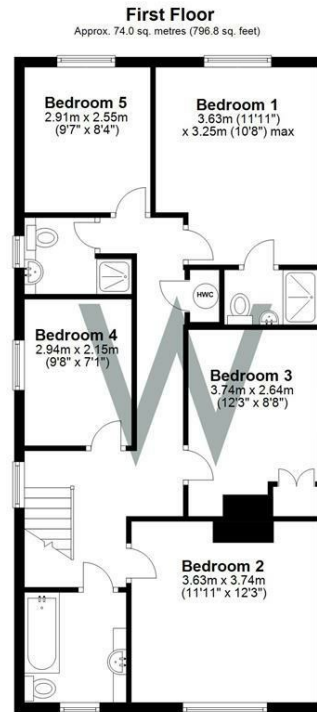
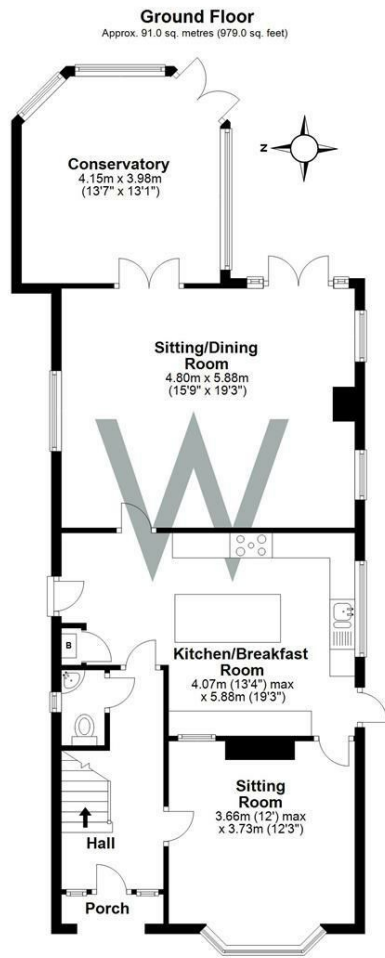
The front of the property is laid to brick pavements for parking with mature flowerbeds, ornamental tree and shrubs. Double doors lead to a covered storage area with water tap, paved pathway through to rear garden which has a large patio with retaining brick walls, ornamental fishpond, steps up to lawn with brick edging and stepping stone pathway to rear. Mature flowerbeds, shrubs, trees and hedging to side. This leads to a gravelled area with further planting with rose-covered pergola and sitting area beneath, flowerbeds to side which then leads to a wild area with a brick terrace with pergola over, summerhouse, wooden garden shed with light, power and water tap. The whole garden is enclosed by hedging and timber fencing.

Services

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

Outgoings

The Council Tax Band is 'E' and the payment for the year 2023/2024 payable to Wiltshire Council is £2927.95.



Total area: approx. 165.0 sq. metres (1775.8 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		71	81
(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	



