



11 Lindford Road, Hampton Park, Salisbury, Wiltshire, SP1 3WX

£425,000 Freehold

A well presented three bedroom detached house with a garage and conservatory extension.

Description

The property is a modern, detached house situated on the popular Hampton Park development on the north western side of the city with convenient access to the A30 London Road. With well proportioned rooms and a large conservatory extension, this house makes a perfect family home. On the ground floor is an entrance hall, a cloakroom and a dual aspect sitting room which has an attractive bay window. The kitchen has an excellent range of units and leads to the dining room which could also be used as a study. There is attractive Karndean flooring in the hallway and reception rooms. A large conservatory leads from the kitchen and access both the garden and garage. On the first floor are three bedrooms with an en-suite shower room to the main bedroom which has fitted wardrobes and there is also a family bathroom. To the side of the house is a driveway providing off road parking for two cars in front of the single garage and the rear garden has been landscaped to provide a pleasant, private environment. Further benefits include PVCu double glazing and gas central heating. Hampton Park lies on the northern side of the city and has its own easily accessible amenities including local convenience store, doctor, dentist, pharmacy and veterinary practice, Green Trees primary school, a public house and Friday night food truck. The Castle Hill Country Park is a short walk away. Close by are the London Road Park & Ride and the popular Parkwood Leisure Centre. Buses to the city run from outside Green Trees school every 30 minutes which is about 2 miles away with its mainline station and regular trains to Waterloo.

Property Specifics

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

Entrance Hall

Covered porch, part glazed front door, stairs with cupboard under, radiator, wall mounted thermostat.

Cloakroom

Fitted with a low level WC, window to side.

Sitting Room 15'11" x 10'5" (4.86m x 3.20m)

Dual aspect with bay window to front and window to side, TV and telephone points, two radiators, electric fire with timber mantel and surround and stone backdrop and hearth.

Kitchen 10'6" x 8'11" (3.22m x 2.73m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine and dishwasher, space for fridge, stainless steel sink and drainer with mixer tap under window to rear, tiled floor, part glazed door to conservatory, sliding door to;

Dining Room 10'7" x 8'4" (3.24m x 2.56m)

Window to side and sliding patio doors to rear, radiator, telephone point.

Conservatory 14'9" x 10'0" (4.50m x 3.05m)

Brick and double glazed elevations with pitched glass roof, radiator, wood effect floor, space for large table and chairs, French doors to garden, door to garage.

First Floor - Landing

Access to partly boarded loft, window to side, cupboard housing hot water cylinder with shelving, radiator.

Bedroom One 10'9" x 10'0" plus wardrobe (3.30m x 3.05m plus wardrobe)

Window to rear, radiator, fitted wardrobes, door to;

En-suite Shower Room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, strip light and shaver point, extractor, obscure glazed window to side, electrically heated towel rail.

Bedroom Two 11'3" x 9'1" (3.45m x 2.78m)

Window to front, radiator.

Bedroom Three 11'3" x 6'5" (3.45m x 1.98m)

Windows to front and side with view of Laverstock Downs, radiator.

Bathroom

Fitted with a white suite comprising low level WC, panelled bath with hand held shower and shower screen, pedestal wash hand basin, part tiled walls, electrically heated towel rail, obscure glazed window to side.

Outside

To the front of the property is an open plan lawned area with a path to the front door. There is a bin store and a side access gate in to the rear garden which has a raised timber decked area, lawn and a gravelled area. It is enclosed by timber fencing. There is off road parking for two cars on the driveway where there is also an electric car charging point..

Garage 17'4" x 8'2" (5.30m x 2.51m)

With an up and over door, power and light and a loft storage area. There is a wall mounted gas boiler and a door in to the conservatory.

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 2024/2025 payable to Wiltshire Council is £3087.26.

Directions

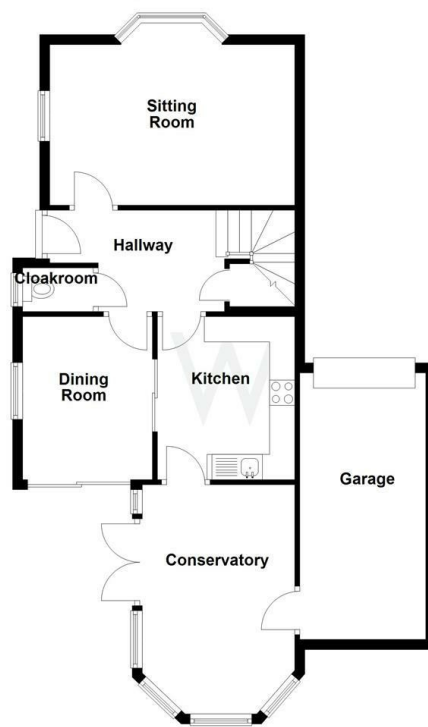
Proceed out of Salisbury on the A30 London Road. Continue past the petrol station and straight over the roundabout. At the next roundabout turn left into Pearce Way. Take the first left into Hartley Way and first left into Lindford Road where the property will be seen on the left hand side.

WHAT3WORDS

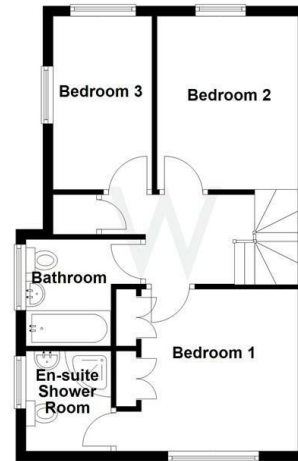
What3Words reference is: [///sublet.ruler.amphibian](https://www.what3words.com/#!/sublet.ruler.amphibian)



Ground Floor
Approx. 71.6 sq. metres (771.1 sq. feet)



First Floor
Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	67	
(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	

