



Craydon Southampton Road, Alderbury, Salisbury, Wiltshire, SP5 3BJ

£415,000 Freehold

**A three bedroom detached bungalow with a garage, off road parking and gardens. Offered with no onward chain.**

### **Description**

The property is a three bedroom detached bungalow, centrally situated within this popular village. The accommodation comprises an entrance porch and hallway, a sitting/dining room which accesses a large conservatory extension and a kitchen that has a good range of units with some integrated appliances. There are three bedrooms with the main bedroom having an extensive range of fitted furniture and there is also a shower room. To the front is a driveway providing off road parking for several cars in front of an integral garage. The rear garden is a good size and the bungalow also benefits from PVCu double glazing and gas central heating. The village of Alderbury has good amenities including two shops (one of which is also a post office), a public house, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away. NO ONWARD CHAIN.

### **Property Specifics**

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

#### **Entrance Porch**

Light, glazed door to;

#### **Entrance Hall**

Radiator, airing cupboard housing factory insulated hot water cylinder and immersion with shelving, loft access.

#### **Sitting/Dining Room 21'3" x 15'1" (6.50m x 4.61)**

Fireplace with stone surround and chimney breast, TV point, two radiators, space for table and chairs, windows and sliding doors to conservatory, door to;

#### **Kitchen 16'3" x 7'10" (4.97m x 2.39m)**

Fitted with base and wall units, sink and drainer under window to rear, integrated electric oven and grill, four ring hob and extractor, fridge/freezer, space/plumbing for washing machine, telephone point, radiator, glazed door to rear lobby, door to garage.

#### **Conservatory 27'3" x 6'8" (8.33m x 2.04m)**

Brick and double glazed elevations with pitched perspex roof, two radiators, French doors to garden.

#### **Bedroom One 12'9" x 12'7" (3.89m x 3.86)**

Window to rear, radiator, range of fitted furniture,

#### **Bedroom Two 11'11" x 8'11" (3.64m x 2.73m)**

Full length window to front, radiator, fitted wardrobes.

#### **Bedroom Three 8'11" x 8'7" (2.72m x 2.64m)**

Window to front, radiator.

#### **Shower Room**

Fitted with a white suite comprising low level WC, walk in shower area, wash hand basin, part tiled walls, radiator, strip light and shaver point, electrically heated towel rail.

#### **Outside**

To the front of the property is a lawned area enclosed by low level hedging and a driveway. The rear garden is paved and lawned with a timber shed and greenhouse.

#### **Integral garage 17'4" x 7'4" (5.30m x 2.26m)**

Up and over door, power and light, tap, electric fusebox.

#### **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 £2116.46.

#### **Directions**

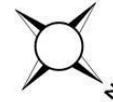
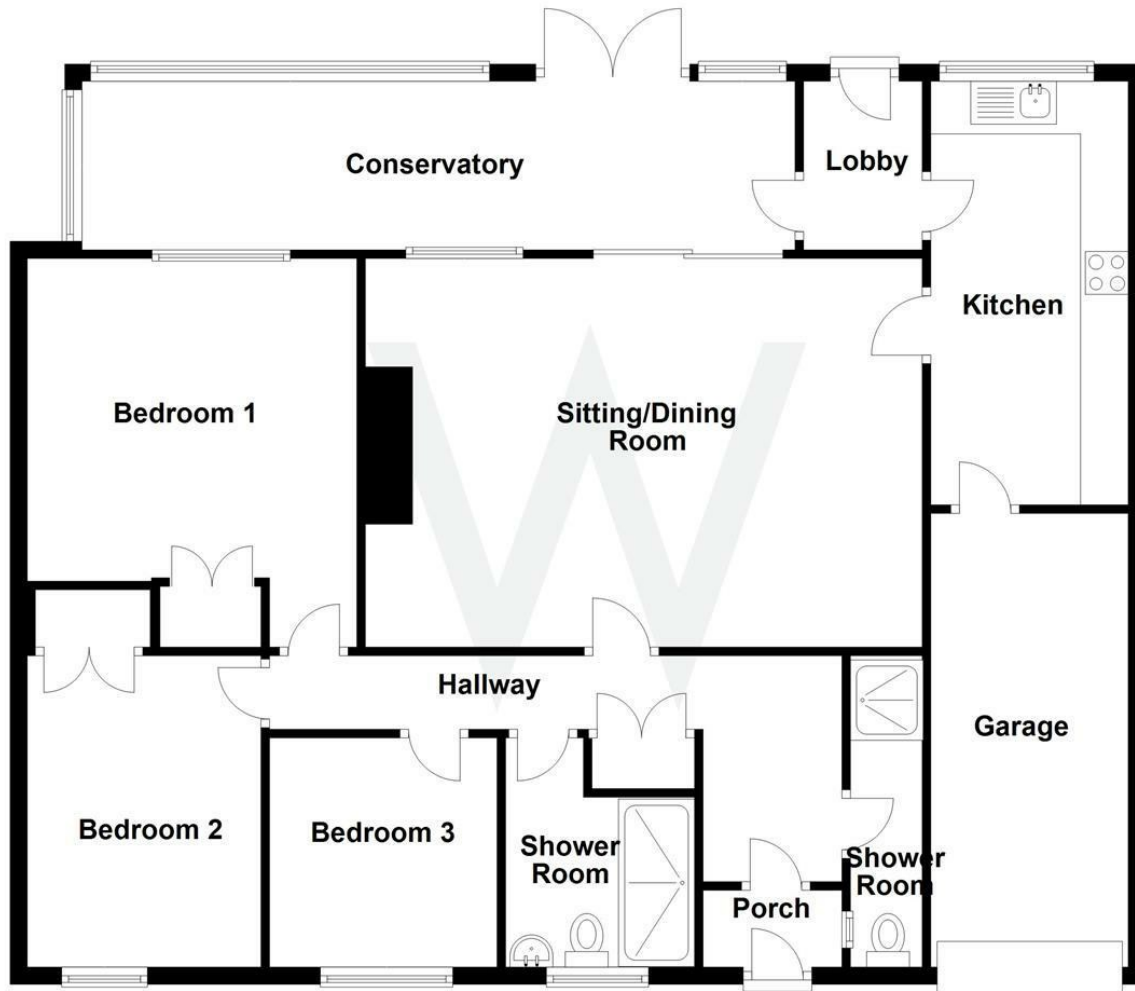
Leave Salisbury on the A36 and at the start of the dual carriageway turn right towards Alderbury. Upon entering the village continue past the recreation ground on the right hand side and the property can be found just after the turn for Rectory Road.

#### **WHAT3WORDS**

What3Words reference is: [///ants.thrillers.insert](https://www.what3words.com/ants.thrillers.insert)

# Floor Plan

Approx. 131.3 sq. metres (1413.7 sq. feet)



Total area: approx. 131.3 sq. metres (1413.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	80
(81-91) <b>B</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>64</b>	
England & Wales	
EU Directive 2002/91/EC	



**WHITES**  
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