



3 Church Road, Idmiston, Salisbury, Wiltshire, SP4 0AZ

£425,000 Freehold



**A detached bungalow occupying an elevated plot with large gardens offering views and backing on to open fields.**

### **Directions**

Leave Salisbury on the A345 Amesbury road and at the Beehive roundabout turn right. Proceed forward at the first roundabout and continue for approximately 2 miles to the next roundabout. Take the second exit on to the Tidworth road (A338) and pass Porton before turning right in to Idmiston. Proceed along this road through the village before turning left by the church into Church Road. The property can be found near the end on the left hand side of the road.

### **Description**

The property is a detached and extended three bedroom bungalow occupying an elevated plot of approximately a third of an acre which backs on to open countryside. The bungalow has well proportioned accommodation comprising an entrance hallway, a sitting room with French doors leading to a raised patio area overlooking the large front garden. There is a dining room, a kitchen, three bedrooms and a shower room which has a white suite. The property also benefits from PVCu double glazing, gas fired central heating, a new boiler being recently installed. The gardens are a particular feature of the property with a large area of front garden setting the bungalow back from the road. The driveway and turning area offer ample parking and to the rear is a detached garage and attached workshop (the side access by the bungalow might be too narrow for modern cars). The rear garden offers elevated and far reaching views over the bungalow and to the rear across open fields. Idmiston lies 5 miles away from Salisbury on the north eastern side of the city with nearby amenities including primary schools in Porton and Gomeldon and a convenience store also in Porton.

### **Property Specifics**

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

#### **Entrance Hall**

Woodblock floor, radiator, fitted cupboards, access to loft, doors to all rooms.

#### **Sitting Room 14'5" x 11'3" (4.41m x 3.45m)**

French doors to front, woodblock floor, TV point, telephone point, two radiators, high level window to side, square arch to:

#### **Dining Room 15'1" x 11'5" (4.61m x 3.48m)**

Window to side, gas fire with tiled fireplace behind, radiator, door to:

#### **Kitchen 12'5" x 9'9" (3.80m x 2.98m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer under window to rear, integrated Range style electric oven with four ring gas hob and extractor over, space/plumbing for washing machine and dishwasher, tiled floor, space for fridge/freezer, part glazed door to rear.

#### **Bedroom One 11'5" x 9'11" (3.49m x 3.03m)**

Window to rear, radiator.

#### **Bedroom Two 11'5" x 8'6" (3.49m x 2.60m)**

Window to front, radiator.

#### **Bedroom Three 9'4" x 8'11" (2.86m x 2.72m)**

Window to front, radiator, porthole window to side.

#### **Shower Room**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, tiled floor, heated towel rail, extractor, airing cupboard housing hot water cylinder, obscure glazed window to rear.

#### **Outside**

The property is set back from the road with a large front garden laid to lawn and a driveway providing off road parking for several cars. Side access leads behind the bungalow where there is a detached garage and an attached workshop both with power and light. There is a patio area leading up to a good sized lawned garden offering excellent elevated views.

#### **Services**

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

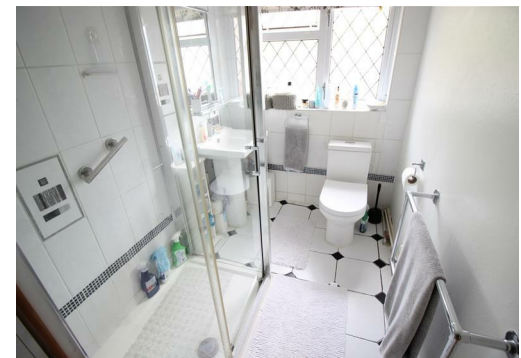
#### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2022/2023 payable to Wiltshire Council is £2492.71.

**Floor Plan**  
Approx. 88.7 sq. metres (954.3 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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