



33 Apostle Way, Bishopdown, Salisbury, Wiltshire, SP1 3GS

Guide Price £535,000 Freehold

## A detached family home in a popular location within easy access of local facilities and offered with vacant possession.

### Description

A detached family home built in the late 1990's on the popular Hampton Park development on the north western outskirts of the city and offered to the market with no onward chain. The house benefits from a detached double garage with off road parking to the front. The well proportioned accommodation comprises an entrance lobby, hallway and cloakroom, a sitting room with French doors leading to the garden, a separate dining room and a kitchen/breakfast room which again has French doors to the garden and utility room to the ground floor. On the first floor there are four bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Two bedrooms have fitted wardrobes. Gardens lie to the front and rear and further benefits include PVCu double glazing and gas central heating. It is now in need of some updating.

Hampton Park lies to the north of the city and has its own easily accessible amenities including local convenience store, doctor, dentist, pharmacy and veterinary practice, Green Trees primary school and a public house. 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:

#### Porch

External covered canopy with light, half glazed door to porch.

#### Cloakroom

Fitted with a low level WC and wash hand basin.

#### Entrance Hall

Stairs to first floor, deep storage/coats cupboard.

#### Sitting Room

Double aspect room with french doors to garden, open fireplace with granite surround and hearth and wooden surround.

#### Dining Room

#### Kitchen/Breakfast Room

Fitted with a good range of base and wall units with roll top work surfaces, peninsular unit with display cupboards over, tiled splashbacks. One and a half bowl sink and drainer with mixer tap, integrated electric double oven and grill, four ring gas hob and dishwasher. Space for table and chairs, French doors to garden, door to:

#### Utility Room

Stainless steel sink and drainer with mixer tap over, space/plumbing for washing machine, space for tumble dryer, wall mounted gas boiler for heating and hot water, door to outside.

### First floor Landing

Hatch to insulated loft, airing cupboard housing factory insulated hot water cylinder and immersion, with shelving.

### Bedroom One

Range of built in wardrobes.

### Ensuite Shower Room

Fitted with a suite comprising shower cubicle, low level WC and pedestal wash hand basin. Strip light, extractor fan, part tiled walls.

### Bedroom Two

Built in wardrobe.

### Bedroom Three

### Bedroom Four

### Family Bathroom

Fitted with a white comprising panelled bath with hand held shower over, pedestal wash hand basin and low level WC. Part tiled walls, extractor fan.

### Outside

The property sits behind a low brick wall with wrought iron railings, gravel for easy maintenance. Brick pavior driveway providing parking to the front of the garage. A timber pedestrian access gate leads to the southerly aspect rear garden which is mainly laid to lawn with flower beds and mature shrubs. Paved patio with pergola over. Enclosed by hedging and timber fencing. Water tap.

### Double Garage 18'7" x 17'6" (5.67 x 5.34)

Twin up and over doors, power and light, roof storage space.

### Services

All mains services are connected.

### Outgoings

The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3460.31.

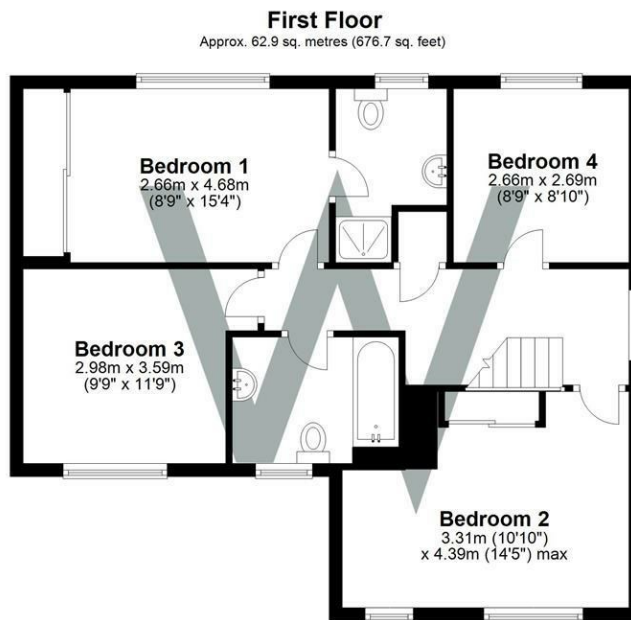
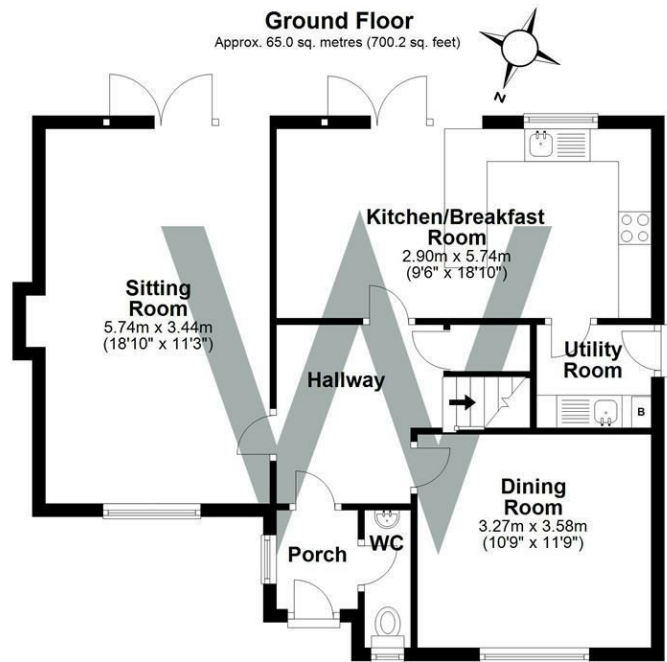
### Directions

Leave Salisbury on the A30 London Road, turning left at the first roundabout into St Thomas Way. At the T-junction by the school turn right and at the next roundabout turn left into Apostle Way. Follow the road and the property can be found on the left hand side after the first left bend.

### WHAT3WORDS

What3Words reference is: [///energy.certainly.handbags](#)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	



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