



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

£550,000 Freehold

An attractive four bedroom detached house with a double garage and extensive parking and offered to the market with no onward chain.

Directions

Leave Salisbury along 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 right hand side after a right hand bend.

Description

This property (built 1997) lies on the popular Hampton Park development on the north western outskirts of the city and is offered to the market with no onward chain. The house occupies a lovely corner plot position with private gardens and a detached double garage with off road parking for up to six cars. The well proportioned accommodation comprises an entrance lobby, hallway and cloakroom which all have attractive oak flooring, a sitting room with French doors leading to the garden. There is a separate dining room and a kitchen/breakfast room which again has French doors to the garden and some integrated appliances. Completing the ground floor is a utility room and understairs storage. On the first floor there are four bedrooms with an en-suite shower room to the master bedroom. Two bedrooms have fitted wardrobes and there is a bathroom with a four piece suite. Gardens lie to the front and rear and further benefits include PVCu double glazing and gas central heating. 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, 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 lobby

Covered porch with light, part glazed front door, radiator, inset doormat, glazed door to entrance hall and to:

Cloakroom

Fitted with a low level WC, wash hand basin, obscure glazed window to front.

Entrance hall

Radiator, stairs with cupboard under stairs with shelving, burglar alarm and electric fusebox.

Sitting room 18'9" x 11'3" (5.74m x 3.43m)

Window to front and French doors to rear, two radiators, TV point.

Dining room 11'5" x 10'9" (3.49m x 3.28m)

Window to front, radiator.

Kitchen/breakfast room 18'9" x 9'6" (5.73m x 2.91m)

Fitted with a range of white fronted base and wall units with roll top work surfaces and attractive tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, integrated electric oven, grill, four ring gas hob and dishwasher, TV point. space for fridge/freezer, space for table and chairs, French doors to garden, door to:

Utility room 5'8" x 5'6" (1.75m x 1.69m)

Stainless steel sink and drainer with mixer tap over, space/plumbing for washing machine, space for tumble dryer, wall mounted gas boiler with digital control panel, radiator, part glazed door to side.

Stairs to first floor - landing

Window to side, radiator, access to insulated and part boarded loft, airing cupboard housing factory insulated hot water cylinder and immersion with shelving.

Bedroom one 13'4" x 8'9" (4.08m x 2.69m)

Window to rear with distant views of Laverstock Downs, fitted wardrobes, radiator, TV point, door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, radiator, strip light, extractor, obscure glazed window to rear.

Bedroom two 14'5" x 11'0" (4.40m x 3.37m)

Window and attractive porthole window to front, fitted wardrobe, radiator.

Bedroom three 10'2" x 9'8" (3.10m x 2.97m)

Window to front, radiator.

Bedroom four 9'3" x 8'9" (2.83m x 2.69m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, shower cubicle, pedestal wash hand basin, low level WC, radiator, part tiled walls, extractor, obscure glazed window to front.

Outside

To the front of the property is a lawned area with a well stocked flower border and a path to the front door. To the side of the property is an extensive brick paved driveway with parking for up to 6 CARS. There is a DETACHED GARAGE measuring 5.62m x 5.57m with two recently fitted up and over doors, power and light and a roof storage area. The rear garden has a private aspect with lawn, patio and flower borders all enclosed by brick walling and fencing. There is a timber summerhouse which enjoys a southerly aspect. There is also an outside tap and light.

Services

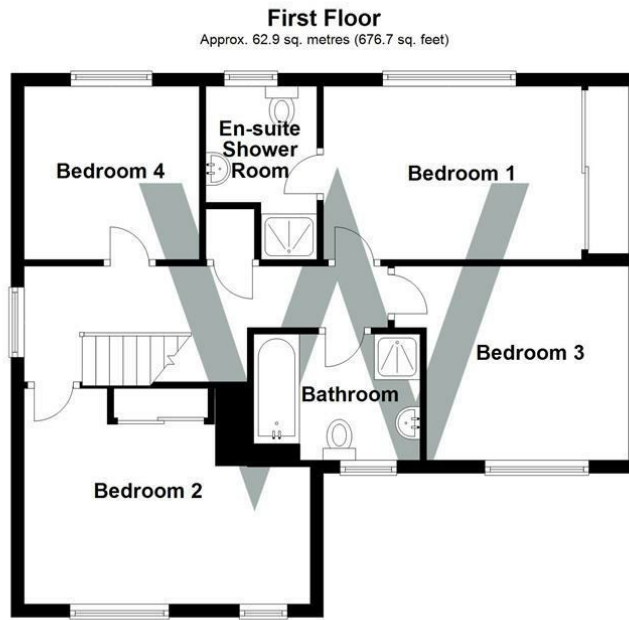
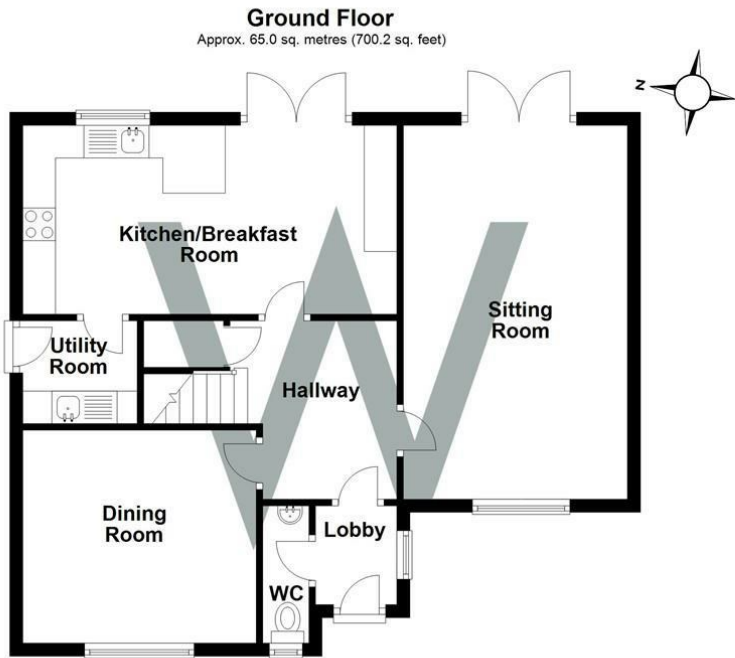
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is ' F ' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,460.31.

WHAT3WORDS

What3Words reference is: ///evolves.beauty.womb



Total area: approx. 127.9 sq. metres (1376.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	74	
(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	

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