



19 Silverwood Drive, Laverstock, Salisbury, Wiltshire, SP1 1SH

Guide Price £600,000 Freehold

An extended, detached family home occupying an elevated position.

Directions

From our office in Castle Street, proceed north and at the roundabout turn right on to the ring road. At St Marks roundabout take the third exit forwards into Wain-a-Long Road and proceed to the bottom of the hill before turning right at the T junction. At the mini-roundabout turn left and proceed underneath the railway bridge before turning right at the next roundabout into Woodland Way. At the next T-junction turn left, turn right up the hill and the property will be seen in the top left corner.

Description

The property is an extended detached family home occupying an elevated corner plot position in this popular residential development with terrific views to the rear over the Laverstock schools' playing fields, Cockey Downs, and to Salisbury Plain in the distance. The light filled and well proportioned accommodation consists of, on the ground floor: an entrance porch, an entrance hallway, kitchen, separate dining room, sitting room, cloakroom, snug and study. On the first floor are four bedrooms, a bathroom and an upper landing that could be used as a further study area. All the windows and doors are PVCu double glazed, the soffits and fascias are UPVC and the house further benefits from gas fired central heating. Externally there is a driveway which leads to a single integral garage and a sheltered and sunny patio. A particular feature is the secluded paved terrace with gated access to the bridleway accessing the downs and far reaching views, and the sunny garden which lies to the east and is private and a good size.

Location

Silverwood Drive lies within a popular area of Laverstock on the north-eastern side of the city and nearby amenities include both primary and secondary schools, takeaway food outlets, convenience store and a public house. The city centre lies approximately 2 miles away, on a bus route and offers a further range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

The accommodation is arranged as follows:

Entrance Porch

Space for coats and shoes, outside light.

Hall

Stairs to first floor with wooden rails, oak laminate flooring.

Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers, one and a half bowl sink unit with mixer taps, space for gas or electric cooker, space and plumbing for washing machine, integral dishwasher, fridge/freezer space, tiled floor and splashbacks, double glazed door to garden.

Dining Room

Cloakroom

W.c, hand basin with cupboard below, tiled splashbacks, heated towel rail, moisture resistant laminate flooring.

Sitting room

Double aspect room, fireplace with granite and wooden surround and living flame gas fire. Archway to:

Snug

Double glazed double doors to rear garden, glazed double doors to:

Study

First floor

Landing

Shelved airing cupboard with lagged hot water tank and immersion heater. Hatch to loft space, part boarded and insulated.

Upper landing area

Bedroom 1

Double built in wardrobe, further wardrobe space.

Bedroom 2

Built in wardrobe.

Bedroom 3

Built in cupboard, shower cubicle with thermostatic mixer shower.

Bedroom 4

Bathroom

White suite of panel bath with mixer taps, wc and hand basin. Heated towel rail, tiled walls, shaver socket.

Garage

Up and over door, light and power, door to side access, wall mounted gas boiler for central heating and hot water, water tap.

Outside

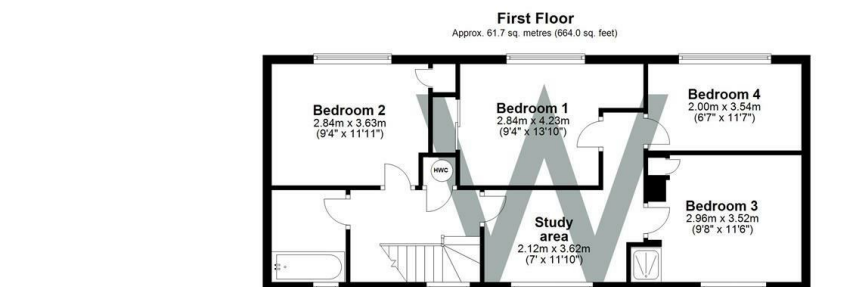
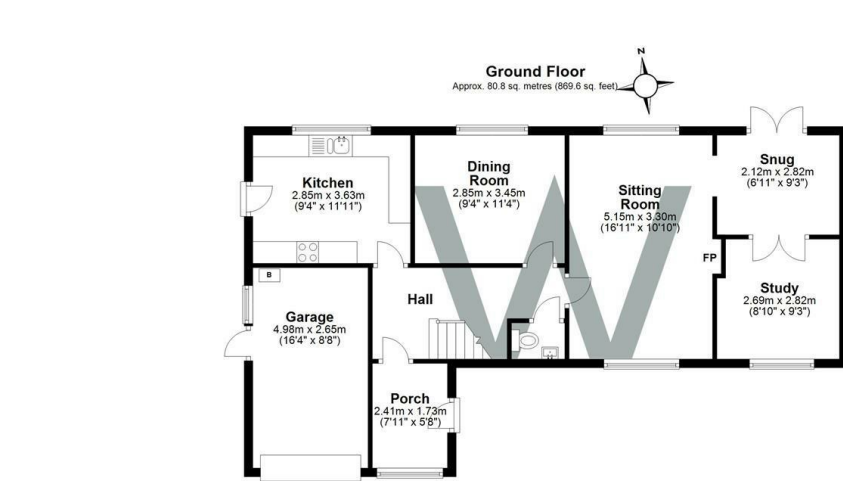
A low brick wall with trellis over sits to the front. Parking space to front of garage. The front garden, which is very private and sunny, is laid to paving slabs with flower beds and shrubs. Side gate and pedestrian access leads to the rear garden which is paved with flower beds, shrubs and garden shed., hedging to rear. This area offers fantastic views over playing fields to the downs beyond. There is a further surprise which is the garden lying to the east which is private, laid to lawn with shrubs and trees. Fencing and hedging to sides.

Services

All mains services are connected.

Outgoings

The Council Tax Band is 'F' and the payment for the year 2022/2023 payable to Wiltshire Council is £2929.34.



Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 79	 64	 B	 C

EU Directive 2002/91/EC
 England & Wales



