



25 Elmfield Close, Woodfalls, Salisbury, Wiltshire, SP5 2BF

£335,000 Freehold

A modern three bedroom semi detached house with a garden backing on to open fields.

Description

The property is a modern three bedroom semi detached house set in an enviable position with superb views over open fields to the rear. The accommodation comprises an entrance hall, a cloakroom and a sitting room that leads to an open plan kitchen/dining room. This has an excellent range of units, space for a table and chairs with French doors leading out on to the rear garden. On the first floor there are three bedrooms, with fitted wardrobes in the main bedroom and second bedroom and a family bathroom. Benefits include PVCu double glazing and gas central heating. There is a single garage and off road parking and the rear garden enjoys a westerly aspect. The property is conveniently located in the heart of the popular village of Woodfalls within a short walk of the local shop/post office and public house. Downton lies approximately 2 miles away which has a further range of amenities including a Co-op Supermarket.

Property Specifics

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

Entrance hall

Part glazed front door, radiator, door to sitting room and to;

Cloakroom

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

Sitting room 14'9" x 11'5" (4.51m x 3.49)

Window to front, TV point, door to;

Kitchen/dining room 14'9" x 10'9" (4.51m x 3.28m)

Fitted with base and wall units, integrated electric oven with four ring gas hob and extractor over, sink and drainer under window to rear, space/plumbing for washing machine and dishwasher, space for fridge/freezer, tiled floor. DINING AREA with space for table and chairs, French doors to rear.

Stairs to first floor - landing

Loft access.

Bedroom one 15'8" x 8'9" (4.80m x 2.69m)

Window to front, fitted wardrobes, radiator.

Bedroom two 9'10" x 8'3" (3.00m x 2.53m)

Window to rear, built-in wardrobe, radiator.

Bedroom three 8'7" x 5'9" (2.64m x 1.77m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising timber panelled bath with shower and shower screen, low level WC, pedestal wash hand basin, part tiled walls, extractor and heated towel rail.

Outside

A shared driveway provides off road parking in front of a single garage. this measures 5.09m x 2.45m with power and light, loft storage area and a side door in to the rear garden. This has a brick paved patio, lawn with flower border all enclosed by timber fencing. There are far reaching views across open fields and the valley to the rear.

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 £2,167.09.

Directions

Leave Salisbury on the A338 Bournemouth Road. Upon reaching Downton turn left and proceed through The Borough. Leave Downton via Lode Hill and upon entering Woodfalls on The Ridge turn right before the post office/store in to Vale Road. Turn left in to Elmfield Close and at the T junction turn left again. The property can be found on the right hand side.

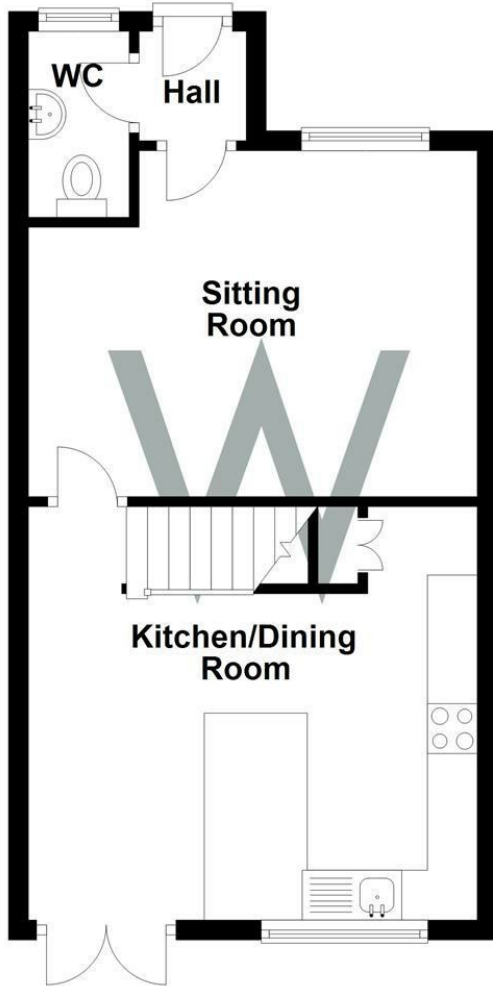
WHAT3WORDS

What3Words reference is: [///tasteful.visual.lake](https://www.what3words.com/#!/en/visual.lake)



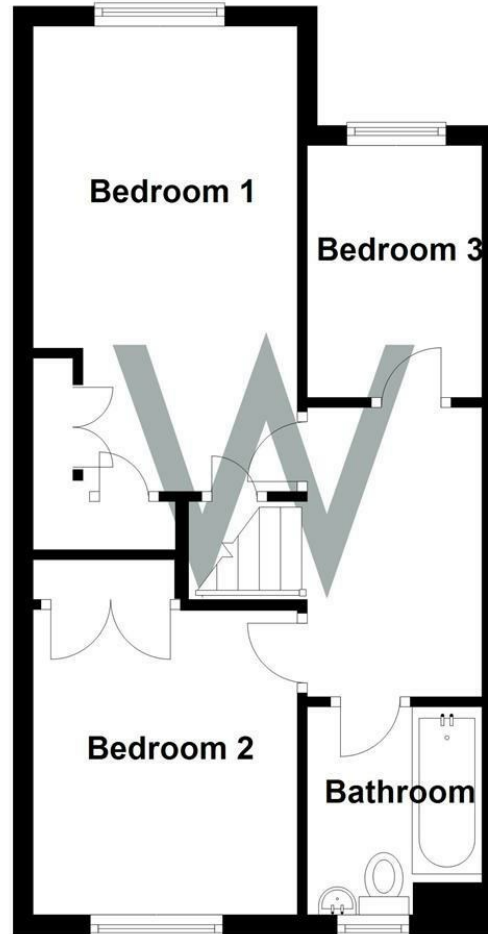
Ground Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		



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