



Bluebell Barn, Lights Lane, Alderbury, Salisbury, Wiltshire, SP5 3AL

Guide Price £825,000 Freehold



## A modern detached residence (built 2017) offered in superb order throughout with a range of contemporary features.

### Directions

Leave Salisbury via the A36 and at the start of the dual carriageway turn right towards Alderbury. Continue in to the village and turn right in to Lights Lane. The property can be found after approximately 100 yards at the end of a private driveway.

### Description

This modern property, finished in 2017, is a superb detached residence offering an excellent range of accommodation. Finished to a high specification, there are a number of interesting features including Travertine and Oak flooring throughout with underfloor heating, Duotherm double glazing, Oak doors, full fibre broadband and a security system. The imposing entrance hallway has a vaulted ceiling as does the sitting room area, which has a fully glazed elevation to the front. This is open plan through to a dining and kitchen area which has a wide range of integrated appliances and units and a central island with a seating area, all with Quartz work surfaces over. There is also a utility room. There are three double bedrooms, two with en-suite shower rooms and there is a further shower room with all the bathrooms having contemporary fittings. Completing the accommodation is a study. The property is set back from the road along a private driveway and accessed through electrically operated timber gates. The majority of the garden lies to the front with a large terrace area which is ideal for entertaining and enjoys a southerly aspect. There is ample parking in addition to a detached double garage, one half being open. The property is attractively clad in timber and also offers scope for further extension in to the large loft area. The property is located near to the village centre which has good amenities including two shops (one of which is also a post office), public houses, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.

### Property Specifics

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

#### Entrance hall

Impressive timber porch, vaulted ceiling with velux window to front, access to fully boarded loft with pull down ladder, double doors to storage cupboard with shelving, water softener and alarm control panel.

#### Sitting/Dining room with kitchen area 32'8" x 17'5" (9.96m x 5.33m)

Fully glazed southerly elevation with French doors to outside patio area, large fireplace with inset woodburner and large timber mantel over with stone hearth, vaulted ceiling, space for large table and chairs.

KITCHEN AREA: With an excellent range of grey fronted base and wall units with quartz work surfaces over, integrated dishwasher, two electric ovens and warming drawers, five ring induction hob and extractor, wine cooler and fridge. Belfast style double sink with mixer tap under window to side. Impressive central island with seating area.

#### Utility room 17'5" x 5'4" (5.33m x 1.64m)

Base cupboards with Quartz work surface over and Belfast style double sink with mixer tap under window to rear, space/plumbing for washing machine, space for tumble dryer and fridge/freezer, part glazed door to side.

#### Study 7'3" x 6'5" (2.22m x 1.97m)

Window to front.

#### Shower room

Fitted with a white suite comprising low level WC, oval wash hand basin set on timber shelf, shower cubicle, fully tiled walls, extractor, obscure glazed window to front.

#### Bedroom one 12'10" x 12'6" (3.93m x 3.83m)

Window to front, door to dressing room and to:

#### En-suite shower room

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower cubicle with waterfall style shower head, heated towel rail, fully tiled walls and floor, obscure glazed window to front.

#### Dressing room 9'4" x 7'2" (2.87m x 2.20m)

Extensive range of open fronted wardrobes and drawers, window to rear.

#### Bedroom two 11'10" x 9'5" (3.63m x 2.88m)

Window to rear, door to:

#### En-suite shower room

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower cubicle, heated towel rail, extractor, shaver point, obscure glazed window to rear.

#### Bedroom three 11'6" x 9'5" (3.51m x 2.88m)

Window to rear.

### Outside

The property is set back from the road along a gravelled driveway and behind electrically operated timber gates, The majority of the garden lies to the front with a southerly, private aspect and has a large paved area. To the side is a raised patio and two raised flower beds and to the rear is a gravelled area with flower borders. There is an outside tap and power points. Beside the driveway which provides parking for several cars is a detached double garage, one half being open with power and light and a loft storage area. There are also useful sheds and workshop.

### Services

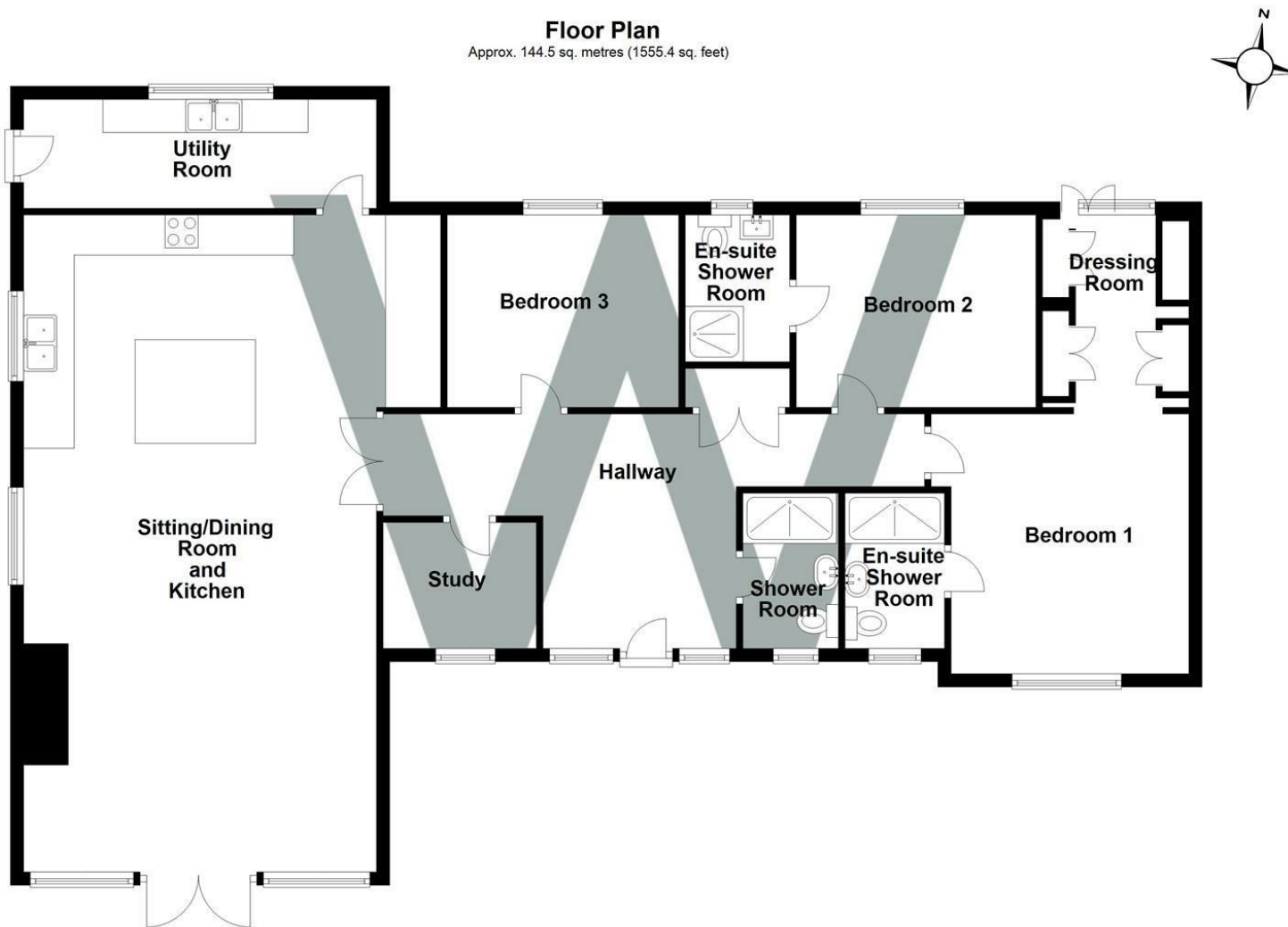
Mains gas, water, electricity and drainage are connected to the property.

### Outgoings

The Council Tax Band is ' F ' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,057.11.

### WHAT3WORDS

What3Words reference is: ///beanbag.violinist.volunteered



Total area: approx. 144.5 sq. metres (1555.4 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		82
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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