



33 Saddlers Mead, Wilton, Salisbury, Wiltshire, SP2 0DE

£400,000 Freehold

An extended detached house in a popular residential cul de sac within a good size plot and benefiting from double glazing, gas central heating and a garage with ample driveway parking.

Directions

From Salisbury take the A36 Wilton Road turning left at the roundabout into Wilton. At the traffic lights carry straight over into West Street and bear left into Shaftesbury Road. At the mini-roundabout turn left into Saddlers Mead and follow the road through the cul de sac where the property can be found at the end.

Description

The property is an extended detached house occupying one of the largest plots within the road and nicely situated at the end of the cul de sac. The well proportioned accommodation comprises an entrance hallway, a cloakroom and a sitting room which enjoys a sunny westerly aspect. There is a dining room which leads to a lovely glazed conservatory. There is a kitchen which access a further sun room/utility area. On the first floor are three bedrooms and a shower room. The gardens are a particular feature of the property, lying on three sides with a long driveway providing ample parking. Further benefits include PVCu double glazing, gas central heating and an attached garage. Saddlers Mead is a small close of similar detached properties which has the benefit of a private residents meadow which leads down to the Nadder River. Wilton has an excellent range of amenities and lies approximately three miles west of Salisbury which is served by a regular bus service from the town centre.

Property Specifics

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

Entrance hall

Front door, window to side, radiator, stairs, telephone point.

Cloakroom

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

Sitting room 14'10" x 14'10" both max (4.53m x 4.53m both max)

Large window to front, TV point, radiator, door to:

Dining room 9'6" x 8'5" (2.90m x 2.57m)

Radiator, telephone point, through to kitchen, sliding doors to:

Conservatory 11'11" x 9'6" (3.64m x 2.92m)

Fully glazed elevations with a pitched perspex roof and French doors to rear.

Kitchen 11'3" x 8'5" (3.44m x 2.58m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to rear, electric cooker, space for fridge, understair cupboard, breakfast bar, radiator, part glazed door to:

Sun room/utility room 11'7" x 9'6" (3.55m x 2.91m)

Sink and drainer with cupboards and space/plumbing under for washing machine, space for tumble dryer, low level storage cupboards, radiator, pitched perspex roof, glazed door to garden, door to garage.

Stairs to first floor - landing

Loft access.

Bedroom one 13'8" x 8'10" (4.19m x 2.70m)

Window to rear, built in wardrobes along one wall, radiator.

Bedroom two 11'10" x 9'8" (3.62m x 2.97m)

Window to front, radiator.

Bedroom three 8'8" x 8'3" (2.66m x 2.52m)

Dual aspect with windows to front and side, radiator.

Shower room

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower cubicle, part tiled walls, inset spotlights, heated towel rail, obscure glazed window to side.

Outside

The gardens are a particular feature as they lie on three sides of the property. To the front there is an area of lawn with a gate leading to a side garden. The rear garden has a gravelled area with the remainder being lawned. There is a timber summerhouse, a timber shed and is enclosed on all sides by timber fencing. The driveway provides ample parking and the single garage has an up and over door, measures 5.28m x 2.41m and has power and light.

Agents note

All 27 residents of Saddlers Mead own a share of the meadowland with river frontage onto the River Nadder and fishing rights. This is private land and only for use by the residents. The current maintenance charge is £170 per annum per property for the upkeep of the meadow which covers general maintenance and lawn mowing.

Services

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

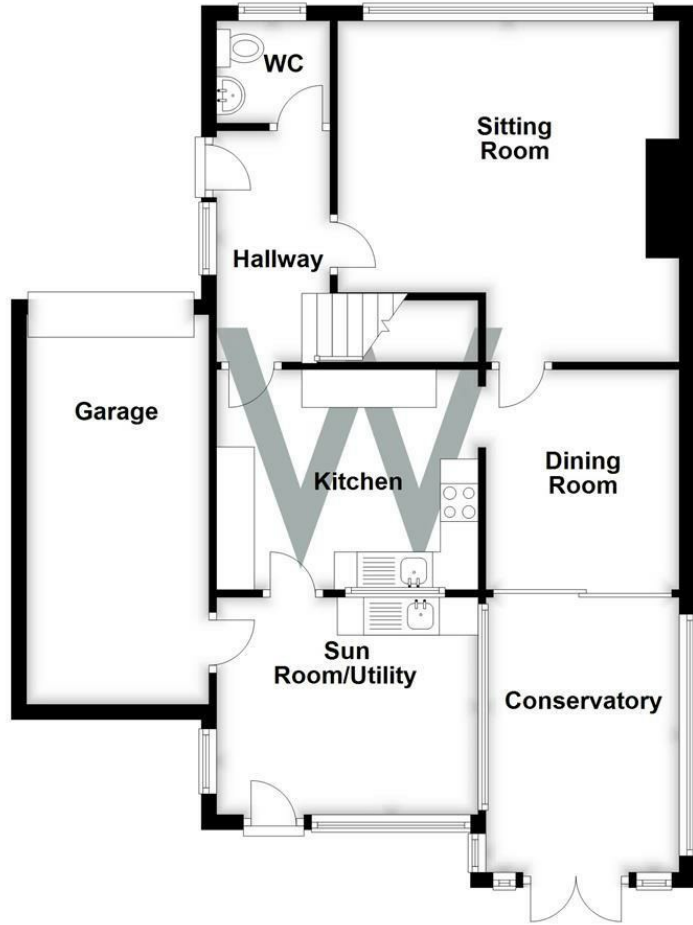
Outgoings

The Council Tax Band is ' E ' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,586.93.

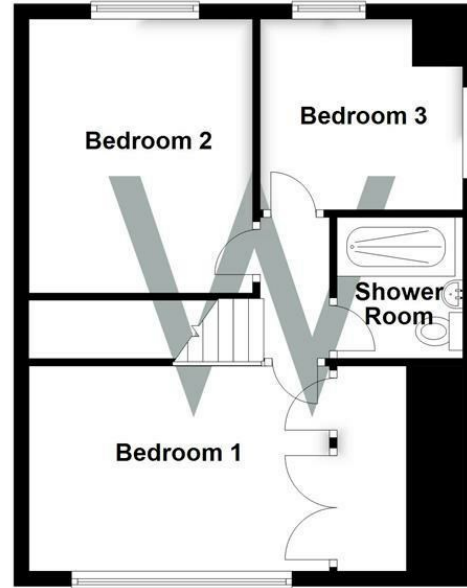
WHAT3WORDS

What3Words reference is: [///apartment.upcoming.studio](https://www.what3words.com/#!/apartment.upcoming.studio)

Ground Floor



First Floor



Total area: approx. 121.1 sq. metres (1303.6 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC



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