


4 William Close, Laverstock, Salisbury, Wiltshire, SP1 1QQ

£350,000 Freehold

**A three bedroom detached house situated within a small residential cul-de-sac. The property benefits from PVCu double glazing, gas fired central heating and a large garage with off-road parking.**

**Directions**
From our office in Castle Street proceed away from the city centre and at the roundabout turn right onto the ring road. At St Mark's roundabout continue forwards taking the third exit onto Wain-a-long Road and at the bottom of the hill turn right. Turn left at the mini-roundabout and proceed underneath the railway bridge to continue into Laverstock. After approximately half a mile turn right into William Close and the property can be found on the left hand side.

**Description**
The property is a three bedroom detached house situated in a small cul-de-sac in the popular suburb of Laverstock. The accommodation comprises an entrance porch, an entrance hallway and a large sitting/dining room. The kitchen has a larder and there is also a rear lobby and a cloakroom. On the first floor there are three bedrooms with the main bedroom having views across adjacent water meadows. There is also a family bathroom. The property benefits from PVCu double glazing and gas fired central heating whilst externally there is a driveway providing off-road parking which leads to a large detached garage. There is a gravelled area to the front of the property and the small rear garden has been partially covered to provide a decked seating area and there is also a sunroom to the rear of the house accessed from the garden. There is also a grassed area opposite the property fronting Laverstock Road. The property is located on the eastern edge of Salisbury and there is a regular bus service into the city centre which lies approximately 1.5 miles away. Amenities in Laverstock include a general store, schooling and a public house. The property is offered to the market with no onward chain.

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

Part glazed front door to:

**Entrance porch**
Window to front. Glazed door to:

**Entrance hallway**
Stairs with cupboard under. Doors to kitchen, sitting room and to:

**Cloakroom**
Fitted with a low level WC, wash-hand basin, obscure glazed window to side.

**Sitting/dining room 25'11" x 11'4" (7.92m x 3.47m)**
Window to front, TV point, telephone point, skirting radiator. Through to:

**Dining area**
Space for table and chairs. skirting radiator. Window to rear. Part glazed door to:

**Kitchen 13'6" x 9'6" (4.14m x 2.90m)**
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 side, space and plumbing for washing machine, space for fridge, integrated electric oven and four-ring gas hob, breakfast bar. Door to larder. Door to:

**Rear lobby**
Tiled floor, window to rear. Part glazed door to outside.

**First floor - landing**
Window to front, access to loft with pull-down ladder. Airing cupboard housing loose lagged hot water cylinder and immersion with shelving.

**Bedroom one 12'8" x 11'3" (3.88m x 3.44m)**
Window to front, skirting radiator.

**Bedroom two 12'11" x 11'3" (3.95m x 3.44m)**
Window to rear, skirting radiator.

**Bedroom three 9'11" x 8'2" plus door recess (3.03m x 2.51m plus door recess)**
Window to rear, fitted wardrobe, telephone point, skirting radiator.

**Bathroom**
Fitted with a suite comprising low level WC, panelled bath, pedestal wash-hand basin, bidet, tiled walls, window to side, heated towel rail.

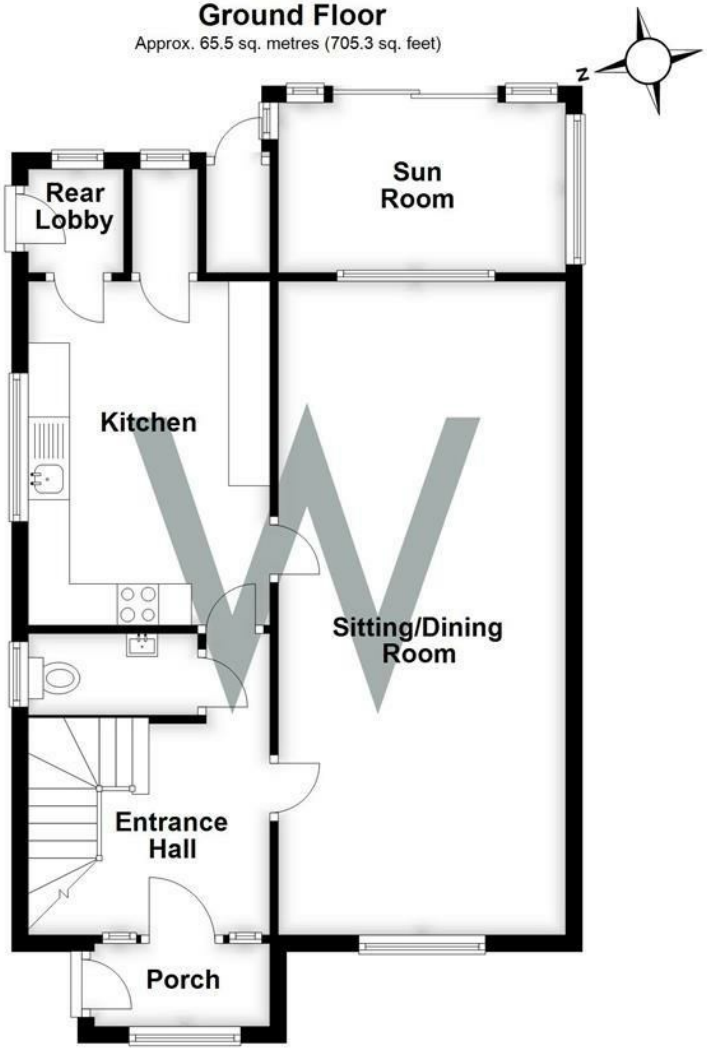
**Outside**
To the front of the property there is a low maintenance gravelled area with a brick paved driveway providing off-road parking to the side of the house. This leads to a LARGE DETACHED GARAGE which measures 6.52m x 5.54m (average measurements) with an up and over door, power and light and personal door to the side. This leads into the rear garden part of which has been converted into a CONSERVATORY style room. There is a further outside area which leads to the SUNROOM which is only accessed from the garden. This measures 3.26m x 2.03m. There is also an outhouse housing the gas boiler.

**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 2019/2020 payable to Wiltshire Council is £2183.24.

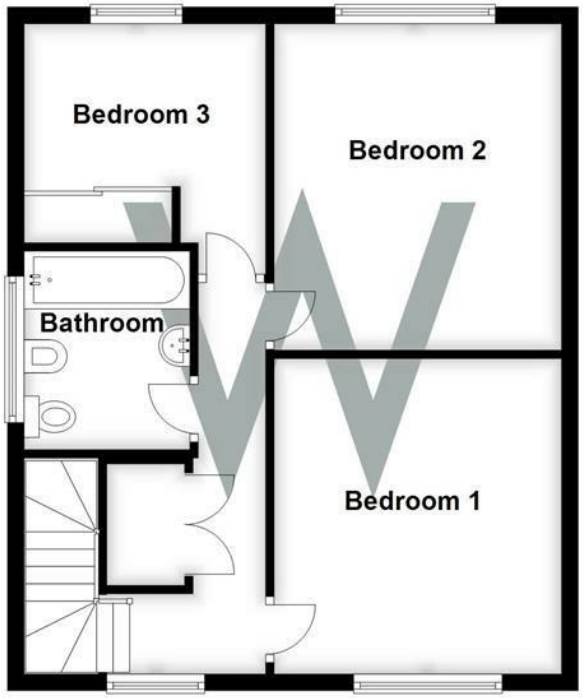
## Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)




## First Floor

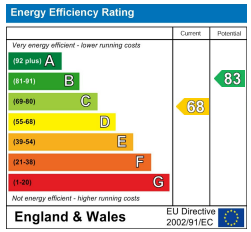
Approx. 51.3 sq. metres (551.8 sq. feet)

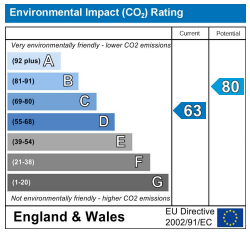









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