



3 The Lodge, Alanbrooke Road, Larkhill, Salisbury, Wiltshire, SP4 8PH

Guide Price £340,000 Freehold

Exceptionally well built and spacious semi-detached house with good garden and ample parking whilst overlooking open fields to the rear.

Description

Exceptionally well built and spacious semi-detached house with good garden and ample parking whilst overlooking open fields to the rear. The accommodation consists of entrance porch, hallway, sitting room, kitchen/dining room, three bedrooms and bathroom. There is also a useful store which could be converted into further accommodation. The garden is a good size and offers considerable opportunity for further extension subject to permissions. Gas central heating is by radiators and the windows are double glazed. No Chain.

Hallway

Stairs to first floor, wood effect flooring, porthole window.

Sitting Room

Double aspect room, open fireplace with brick surround.

Kitchen/Dining Room

Good range of work surfaces with base and wall mounted cupboards, built in oven, hob and extractor, space and plumbing for dishwasher, single drainer stainless steel sink unit with mixer tap over. Deep storage cupboard.

First floor Landing

Hatch to loft space, cupboard housing Vaillant gas fired boiler for heating and hot water.

Bedroom One

Wardrobe.

Bedroom Two

Wardrobe.

Bedroom Three

Bathroom

Panel bath with glass screens and thermostatic mixer shower with both handheld and rainfall heads, wc, hand basin, tiled walls, wood effect flooring.

Store

Door to side passage, light and power.

Outside

To the front is a lawned area with parking to side. The rear garden is laid to lawn with flower beds and large paved seating area and open views over fields to rear.

Services

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

Outgoings

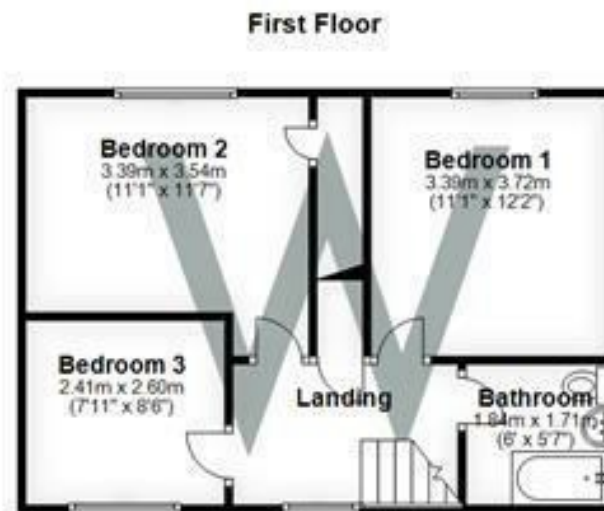
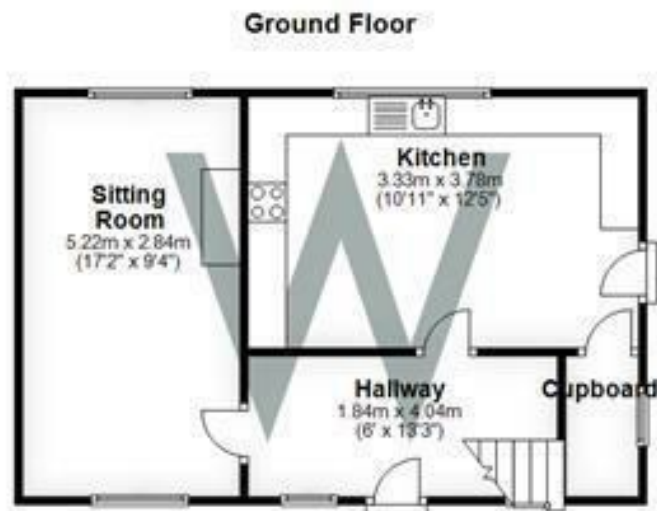
The Council Tax Band is ' C ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2,103.96.

Directions


From our offices in Castle Street head towards Castle Roundabout and take the second turning on to Castle Road. Continue along here crossing several roundabouts and at the Stonehenge Inn roundabout take the first exit on to The Packway. Continue straight, turning left on to Alabrooke Road. 3 The Lodge will be seen towards the end on the right hand side.

WHAT3WORDS

What3Words reference is: ///brings.organist.stormed



Total area: approx. 79.5 sq. metres (855.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WHITES

Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP

Tel: 01722 336422

www.hwwhite.co.uk

email: residential-sales@hwwhite.co.uk

