2 St. Nicholas Close, Porton, Salisbury, Wiltshire, SP4 0LS

£460,000 Freehold

About The Property

The property is a detached chalet style house which is set in a small cul de sac of only two other properties and is offered to the market with no onward chain.

The house is well presented throughout and offers a good range of accommodation comprising an entrance hallway which has a useful storage cupboard. There is a study, which could be used as a bedroom next to a shower room which has fully tiled walls and flooring and a white three piece suite with a storage cupboard under the sink. The hallway also leads to the dining room which also has both a storage cupboard and an understair cupboard together with a wall mounted digital timer for the central heating system. The sitting room has a pleasing aspect with sliding patio doors leading out on the south facing garden, the majority of which lies to the side of the house. The kitchen has a range of cream fronted base and wall units with an integrated electric oven and hob and space for a fridge/freezer and dishwasher. There is a snug with a utility area which has space for a washing machine under a work surface. The majority of the ground floor has attractive wood effect flooring.

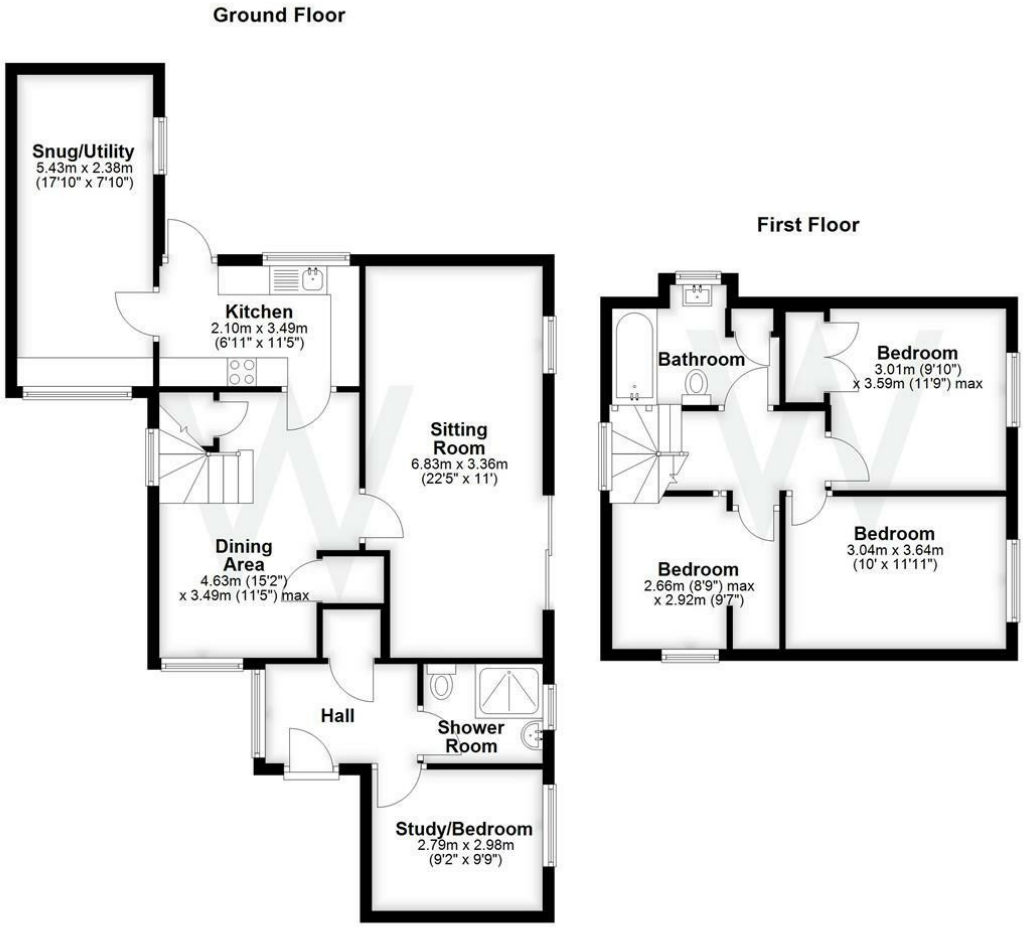
On the first floor are three bedrooms with the main bedroom having fitted wardrobes. The family bathroom has a white three piece suite and a cupboard which houses the gas fired boiler for the central heating system. The house also benefits from PVCu double glazing throughout.

To the front of the property is a driveway providing off road parking. There is a gate which leads in to the garden which has paved and lawned areas with a large, raised and partially covered patio area which is a great entertaining space. The garden also extends behind the house and it is enclosed on all sides. There is a timber shed and summerhouse.

The property lies centrally in this popular village which is approximately 5 miles north of Salisbury. Amenities include a local shop, post office, church, recreation ground, Porton Hotel and two primary schools nearby in Idmiston and Gomeldon.

4 2 3 1237.50 sq ft

- Detached house with versatile accommodation situated in a small cul de sac
- Three/four bedrooms
- Sitting and dining room
- Kitchen
- Snug with utility area
- GF shower room
- Three FF bedrooms
- FF bathroom
- PVCu DG, garden and off road parking
- No chain



Total area: approx. 115.0 sq. metres (1237.5 sq. feet)

2 St Nicholas Close

Further Information

Local authority: Wiltshire Council

Council Tax: E - £2893.00 (2025/2026)

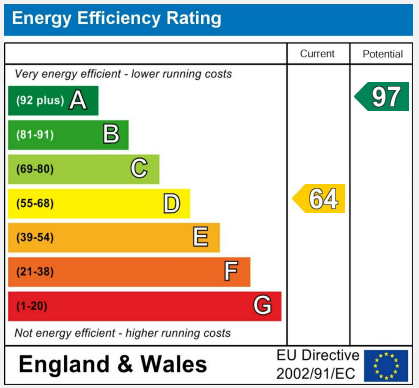
Tenure: Freehold

Services: All mains services are connected to the property.

Heating: Gas central heating.

Directions : From Salisbury take the A345 northwards and at the Beehive Roundabout turn right on to the Portway. At the next roundabout proceed straight over on to the A338 and after approximately a quarter of a mile, turn right at the crossroads in to Porton on the Winterslow Road. Continue through the village and St Nicholas Close can be found on the right hand side.

What3Words : ///myself.grumbling.global



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