



3 Sherbourne Drive, Old Sarum, Salisbury, Wiltshire, SP4 6PH

£345,000 Freehold

An exceptionally spacious three bedroom family home offered in truly excellent condition together with garden and garage, situated in a convenient location on the edge of this established development.

Description

Presented in immaculate condition, an exceptionally spacious three bedroom family home together with southerly aspect garden and garage situated in a very convenient location on the edge of this established development. Tucked away from the road and situated within easy walking distance of the Co-op store and primary school, this is a property which really merits an internal inspection to fully appreciate. The accommodation consists of entrance porch, hall, cloakroom, large lounge, kitchen/breakfast room, dining/family room, three bedrooms, bathroom and en-suite shower room. The garden is desinged for easy maintenance and has an outside room currently used as a utility space but which could easily been used as a home office. Pedestrian access leads to the single garage and parking to the rear. Further benefits include gas fired central heating by radiators and double glazing throughout.

Entrance Porch

Outside light.

Hall

Stairs to first floor with understairs storage cupboard.

Cloakroom

Low level WC and wash hand basin with splashback, wood-effect flooring.

Sitting Room

Telephone point, TV point, ornamental fireplace with wooden surround and hearth.

Kitchen/Breakfast Room

Range of work surfaces with inset one-and-a-half bowl stainless steel sink unit and mixer tap over, base and wall mounted cupboards and drawers, cupboard housing gas fired boiler for central heating and hot water, space and plumbing for washing machine/dishwasher, built-in oven, electric hob with extractor hood over. Further appliance space, wood-effect flooring, opening to:

Dining/Family Room

Matching wood-effect flooring, vaulted ceiling with glazed panels and blinds, French doors to garden.

First Floor - Landing

Hatch to insulated loft space, shelved airing cupboard with hot water tank.

Bedroom One

Double built-in wardrobe.

En-suite Shower Room

Tiled cubicle with folding glass door and thermostatic mixer shower, wash hand basin with splashback, low level WC. Shaver socket, extractor fan. Wood-effect herringbone pattern floor.

Bedroom Two

Bedroom Three

Bathroom

White suite of panel bath with mixer tap and shower attachment, low level WC and wash hand basin. Part-tiled walls, wood-effect herringbone pattern floor, extractor fan.

Outside

The garden is enclosed by panelled fencing to all sides with Indian sandstone patio leading to central AstroTurf with border to side. External lighting, power sockets and water tap. To the rear of the garden is a wooden outbuilding, glazed to two sides, which is currently used as a utility space but could easily be a home office. Pedestrian access gate leads to the rear where the garage is part of the coach house 5.77m x 2.65m (18'11" x 8'8") with up-and-over door, light and power. Parking space in front.

Services

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

Outgoings

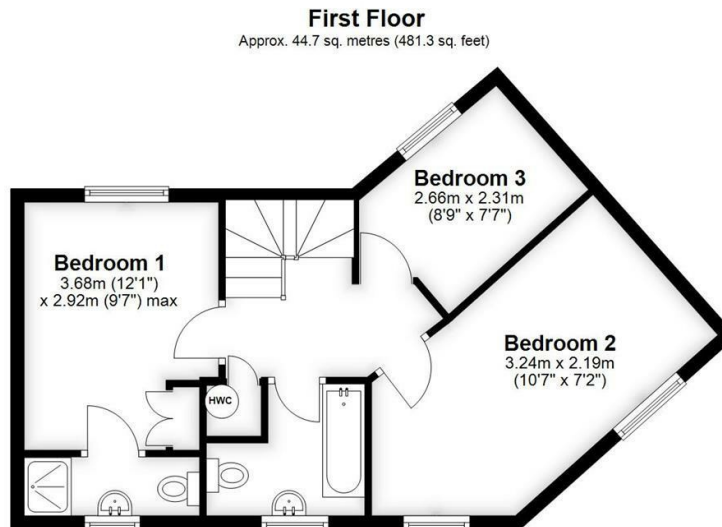
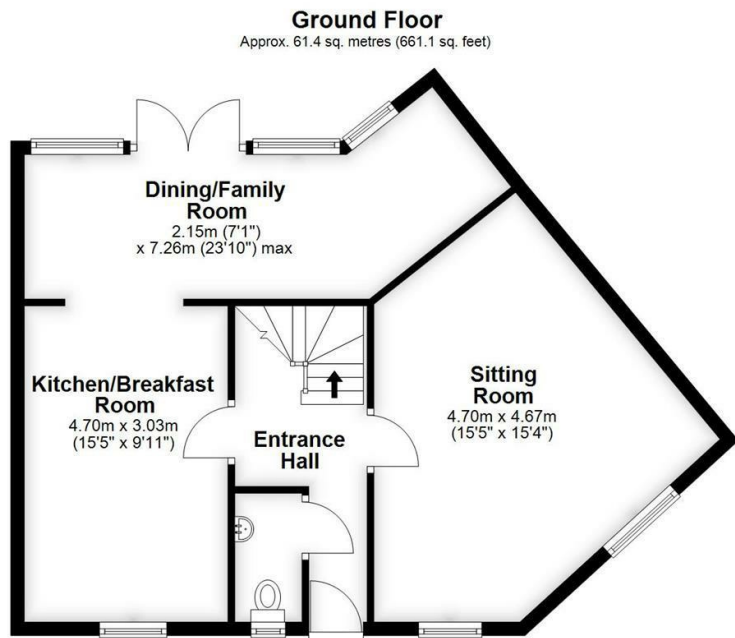
The Council Tax Band is 'D' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

Directions

From Salisbury, proceed north turning right at the Beehive Roundabout. Continue over the next roundabout into Portway and at the traffic lights turn left into Sherbourne Drive. No. 3 will be seen after a short distance on the left hand side, behind wrought iron railings.

WHAT3WORDS

What3Words reference is: [///crumple.giant.capillary](https://www.what3words.com/crumple.giant.capillary)



Total area: approx. 106.1 sq. metres (1142.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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