



60 Downsway, Salisbury, Wiltshire, SP1 3QW

Guide Price £415,000 Freehold

A detached bungalow situated in a highly sought after location with Cathedral views to front and the country park to rear.

Description

A detached bungalow set well back from the road in an elevated position offering lovely views including the Cathedral to front together with access to the Country park behind. The spacious accommodation includes a recently refitted kitchen with contemporary units, two double bedrooms and a single bedroom, shower room and lounge/diner overlooking the rear garden which has a wood burning stove. Gas central heating has been installed with recently replaced radiators, the electrical system has been upgraded and the windows are PVCu double glazed. Some of the rooms are fitted with beautiful wood effect, herringbone pattern Karndean. There is a long driveway to the front with ample parking for a number of vehicles, which leads to a garage with shed and greenhouse attached. The rear garden offers a large sitting area with two further levels laid to lawn.

The bungalow is situated in a highly favoured location to the north of the city within walking distance of co-op convenience store and park.

Entrance Porch

Space for shoes and coats.

Hallway

Herringbone pattern wood-effect Karndean flooring. Deep airing cupboard.

Lounge/Dining Room

Door to rear garden sitting area with picture windows to sides, fireplace housing wood burning stove, ceiling downlighters, Karndean flooring.

Kitchen

Recently refitted with contemporary units, stone effect work surfaces, base and wall mounted cupboards and drawers, integrated washing machine, dishwasher, fridge freezer, double oven with microwave, induction hob with extractor hood over and warming drawer, Karndean flooring, ceiling downlighters, Quooker (hot) tap, door to side driveway area.

Bedroom One

Situated to the front elevation with views to the city and Cathedral.

Bedroom Two (Side Elevation)

Two built-in wardrobes.

Bedroom Three (Front Elevation)

Situated to the front elevation with views to the city and Cathedral.

Shower Room

Fully tiled walls, large shower cubicle with glass screen and thermostatic shower. Low level WC and wash hand basin, extractor fan. Karndean flooring.

Outside

To the front is a long driveway offering ample parking with brick path to side and steps to front door. Lawn, flower beds and shrubs, low wall and hedging to front. Gates lead to further parking area with water tap and light. The rear garden has a large seating area with wall and steps up to lawned area with steps to further lawn beyond. Enclosed by timber fencing with direct access gate to Country Park beyond. Greenhouse, Storage shed.

Garage

Up and over door, light and power, door to garden.

Services

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

Outgoings

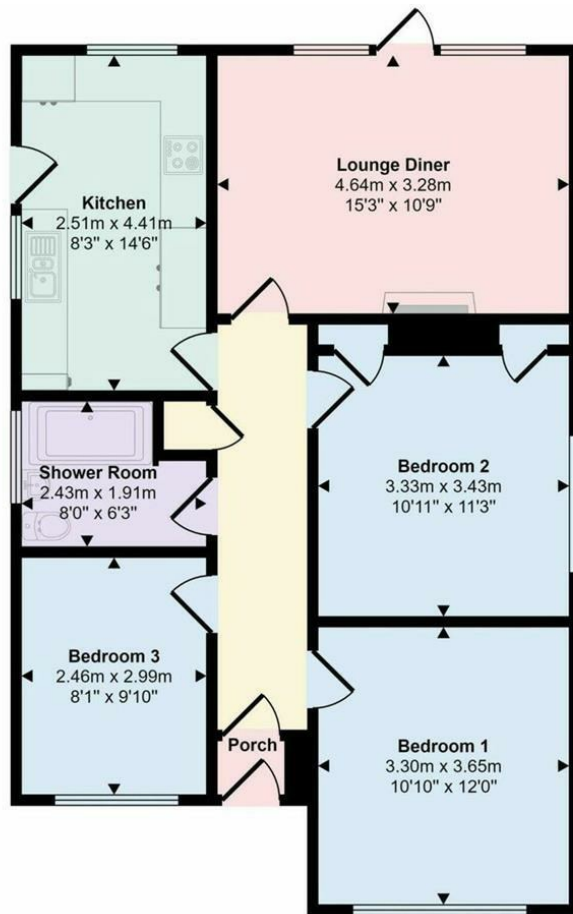
The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

Directions

From the city take the A345 Castle Road north. Turn right at the mini roundabout into St Francis Road. Proceed up the hill and turn right into Oakway Road. At the T junction turn left into Downsway. The road bears right where number 60 will be seen on the left hand side.

WHAT3WORDS

What3Words reference is: [///tunnel.issue.tidal](https://www.what3words.com/#!/tunnel.issue.tidal)



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



WHITES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	62	
(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

