



**4 Warneford Crescent, Longhenge, Salisbury, Wiltshire,  
SP4 6SB**

**Guide Price £625,000 Freehold**

**Stunning family home offered in beautiful condition together with double garage, ample parking and lovely garden, quietly situated in a small close on the edge of the city. Must be seen!**

**Description**

Stunning family home situated in a small close in this popular development to the north of the city and offered in excellent order throughout. To the side is a large tarmac driveway with parking for a number of vehicles, leading to a detached double garage whilst the rear garden is a good size and extends to the rear of the garage, full of plants and trees together with lawn and porcelain patio. There is a fantastic 7.95m kitchen/dining room overlooking the garden, a 5.75m sitting room with bay window to front, study, utility/cloakroom, five bedrooms, bathroom and en-suite shower room. There are double glazed UPVc windows and doors throughout and gas fired central heating by radiators. The property lies within catchment for both grammar schools and is on a regular bus route in and around Salisbury. This is a really good house which needs an early inspection.

**Entrance Hall**

Stairs to first floor with understairs cupboard, cupboard housing high pressure hot water tank.

**Study 8'7" x 6'10" (2.62 x 2.09)**

**Cloakroom/Utility Room 6'10" x 6'6" (2.09 x 2.00)**

Low level WC, wash hand basin, work surface with space and plumbing for washing machine and tumble drier. High level shelving.

**Sitting Room 18'10" x 12'3" (5.75 x 3.74)**

Bay window to front elevation, double doors to:

**Kitchen/Dining Room 26'0" x 11'8" (7.95 x 3.57)**

Extensive range of worktops with inset one-and-a-quarter bowl stainless steel sink unit with mixer tap over, cupboards and drawers below, wall mounted cupboards, built-in double oven, gas hob, stainless steel cooker hood, cupboard housing gas boiler for central heating and hot water, ceiling downlighters, porcelain tiled floor, double doors to garden.

**First floor Landing**

Hatch to loft space.

**Bedroom One 17'3" max 12'3" (5.28 max 3.74)**

Bay window to front elevation, built-in range of wardrobes with sliding doors.

**En-suite Shower Room**

Tiled shower cubicle with sliding glass screen and thermostatic mixer shower, low level WC, wash hand basin, heated towel rail, tiled floor, part-tiled walls, extractor fan.

**Bedroom Two 13'5" x 10'3" max (4.11 x 3.13 max)**

Built in, deep double wardrobe.

**Bedroom Three 11'5" x 8'10" (3.50 x 2.71)**

Double wardrobe.

**Bedroom Four 9'8" x 9'8" (2.96 x 2.96)**

**Bedroom Five 9'8" x 7'2" (2.96 x 2.19)**

Double wardrobe.

**Family Bathroom 6'7" x 5'6" (2.01 x 1.7)**

Panelled bath with central mixer taps, glass shower screen over with thermostatic mixer shower behind, tiled walls, low level WC, wash hand basin, heated towel rail, tiled floor, part-tiled walls, extractor fan.

**Outside**

To the front of the house is a well stocked flower and shrub bed. To the side is a large brick paviour driveway with parking for a number of vehicles. Pedestrian gate gives access to the rear garden which is laid to lawn with very well stocked flower beds, shrubs and trees. Large porcelain patio, wooden garden shed. Enclosed by timber fencing to all sides, useful storage area together side, water tap, outside lighting.

**Double Garage**

6.11m x 6.00m (20' x 19'8) Twin up-and-over doors to front, side pedestrian door to garden. Light and power, roof storage space.

**Services**

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

**Outgoings**

Council Tax Band - Ask the agent.

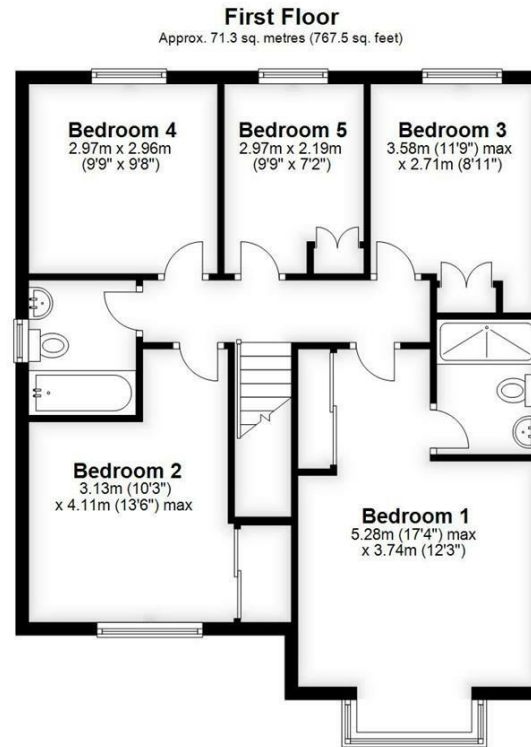
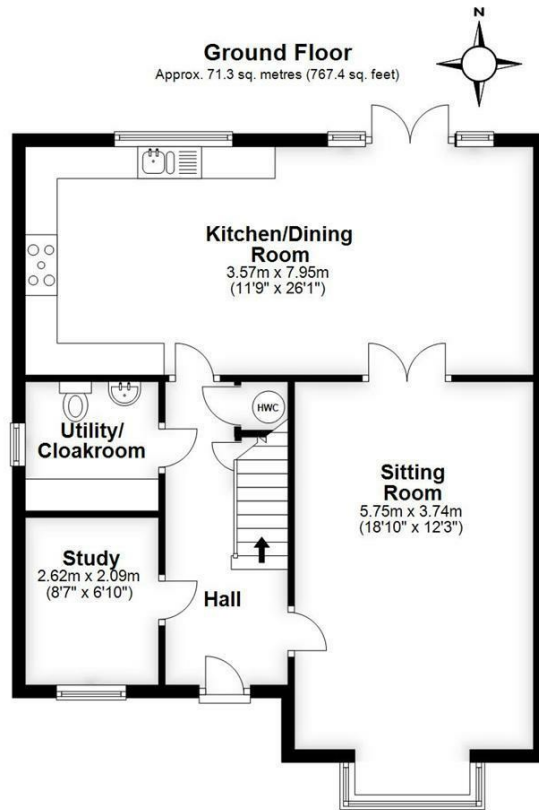
**Directions**

From Salisbury proceed north on Castle Road (A345). Proceed over the Beehive park & ride roundabout and at the next roundabout, turn right into McNamara Street. First on the left is Warneford Crescent.

**WHAT3WORDS**

What3Words reference is: ///panting.flop.levels





Total area: approx. 142.6 sq. metres (1534.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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