25 Kimpton Avenue, Bishopdown, Salisbury, Wiltshire, SP1 3WZ

Guide Price £500,000 Freehold

About The Property

A lovely family home offered in excellent condition, quietly situated on the edge of this popular developement with all it's local facilities and easy access to Salisbury city centre and the A31 to London. Built approximately 15 years ago with brick elevations under a tiled roof, brick quoins and flint insets, the house is well insulated together with gas central heating, double glazing and EV charger point.

Kimpton Avenue only has properties along one side of the road therefore which makes parking easier and is located in the favoured area of Hampton Park, known as Sarum Ridge. The development has an excellent range of nearby facilities including a primary school, doctors' and veterinary surgeries, a convenience store and a gym and nursery on London Road. There is a regular bus service to the city centre which lies approximately two miles away.

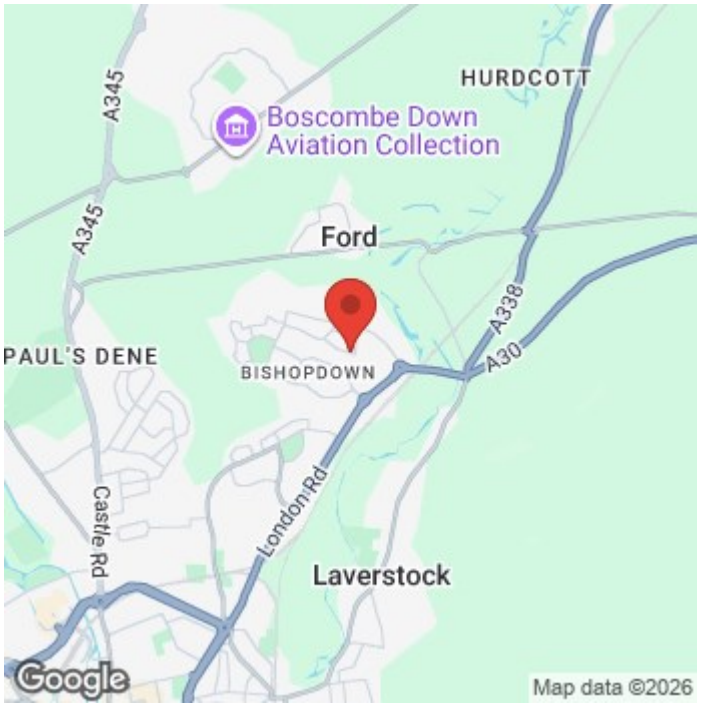
To the front of the house is a tarmacadam driveway offering parking for several vehicles with lawn and sitting area. This leads to a covered porch which gives protection when entering the house. The hallway has stairs to the first floor with a storage cupboard and cloakroom. There is also a door to the integral garage which has power, light and electric roller door. The good sized sitting room has a bay window to the front, feature wooden wall and double doors to the kitchen/dining room. This is a fabulous room with an extensive range of work surfaces including an island, with base and wall cupboards and drawers, patio doors to garden, built in appliances and cupboard housing gas boiler for central heating and hot water.

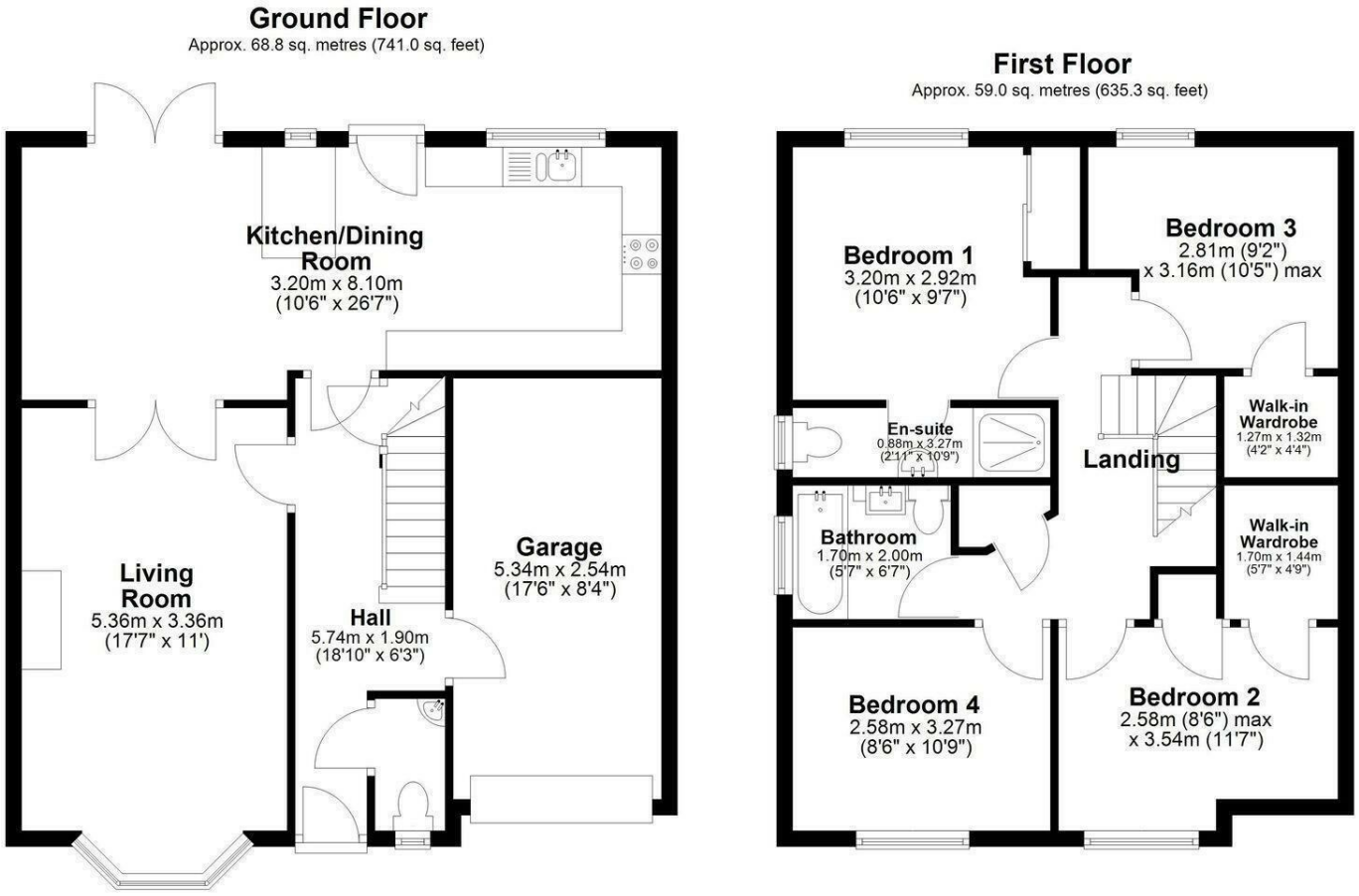
On the first floor are four good bedrooms, two with large walk in wardrobes whilst the main bedroom has an ensuite shower room. Finishing the accommodation is the recently fitted family bath/shower room with rainfall and hand held showers, tiled walls and floor and heated towel rail.

Outside, the rear garden is primarily laid to lawn with fencing to sides, storage area, paved patio and side pedestrian access.

4 2 1 1376.30 sq ft

- Detached Family Home
- Quiet Location
- Four Bedrooms
- Large Kitchen/Dining Room
- Sitting Room
- Bathroom and Shower Room
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Garage and Driveway





Total area: approx. 127.9 sq. metres (1376.3 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: E - £3231.99 (2025/2026)

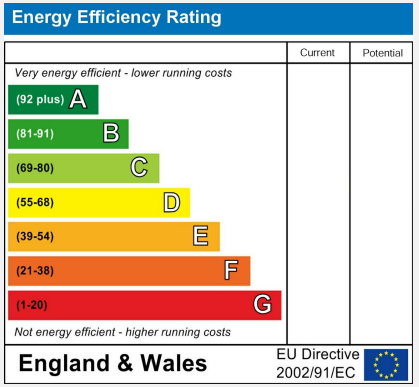
Tenure: Freehold

Services: All mains services connected.

Heating: Gas central heating

Directions: From our office in Castle Street, proceed away from the city centre and at the roundabout turn right on to the ring road. At the next roundabout (St Marks) take the second left on to the A30 London Road and at the second roundabout turn left into Pierce Way. Take the first left hand turn into Hartley Way and the second left into Kimpton Avenue. The property can be found after a short distance on the left hand side.

What3words: ///stretcher.liked.curvy



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