

BISHOPDOWN ROAD, WILTSHIRE, SP13DP

£360,000 FREEHOLD

Winkworth

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A detached three-bedroom family home enjoying an elevated position with views towards Laverstock Downs, ideally situated just off Castle Hill Country Park, with driveway parking, garage and an enclosed rear garden.

This three-bedroom detached home is ideally positioned just off Castle Hill Country Park, making it particularly appealing for those who enjoy countryside walks, with lovely routes right on the doorstep. The property is also conveniently located within walking distance of both primary and secondary schools, making it an excellent choice for families.

The front door opens into an inner hallway, with the kitchen situated to the left. This is well proportioned, offering ample space for dining and fitted with matching base and eye-level units, while enjoying an outlook over the rear garden.

The sitting/dining room provides a welcoming living space, featuring an attractive fireplace with a wooden mantel and dual-aspect windows, allowing for plenty of natural light. French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

Stairs rise to the first floor, where there are two double bedrooms, one benefiting from built-in storage cupboards and enjoying a front aspect. The third bedroom is a single room overlooking the rear garden. The family bathroom is fitted with a matching suite comprising a bath with shower over.

Outside, the front garden is bordered by a low brick wall, with a small area of lawn and a pathway leading to the front entrance. A driveway provides off-road parking and leads to the single garage, which has an up-and-over door.

The rear garden is a particular feature of the property and can be accessed via a side gate, the kitchen or the sitting room. It is fully enclosed by a combination of mature hedging and wooden panel fencing, offering a good degree of privacy. The garden is a generous size, with a paved patio providing an ideal space for outdoor dining and relaxation, together with terraced areas designed for ease of maintenance.

Overall, the property offers well-balanced accommodation, a good-sized enclosed garden, garage and parking, all within a highly convenient position for local schooling and the beautiful walks.





AT A GLANCE

Kitchen/breakfast room

Sitting room/diner

Three bedrooms

Family bathroom

Garage

Driveway parking

Enclosed rear garden

LOCATION

Bishopdown is a popular residential area on the northern outskirts of Salisbury, offering an appealing balance of convenient city living and access to the surrounding countryside. The area is particularly well placed for families, with local schooling, neighbourhood shops and regular bus services providing easy access to the city centre.
A particular attraction is the nearby Castle Hill Country Park, offering an extensive network of walking and cycling routes, open green spaces and far-reaching views across the surrounding Wiltshire countryside. There are also a number of local recreational facilities, while Salisbury itself is approximately two miles away. The city is renowned for its magnificent cathedral, twice-weekly Charter Market, independent boutiques, cafés, restaurants, and the popular Old George Mall, creating a vibrant yet relaxed atmosphere. Cultural and leisure facilities include the highly regarded Salisbury Playhouse, cinemas, leisure centres, and a variety of sports clubs, all contributing to the city's strong sense of community.

DIRECTIONS

What 3 Words - wants.voices.upper

From Salisbury city centre, proceed via Castle Street and join the A36 Churchill Way ring road. At the roundabout, take the third exit and continue along the dual carriageway to St Mark's Roundabout. Take the first exit into St Mark's Avenue, continuing onto Bishopdown Road. Proceed down the hill, where the property can be found on the left-hand side, immediately after the mini-roundabout.

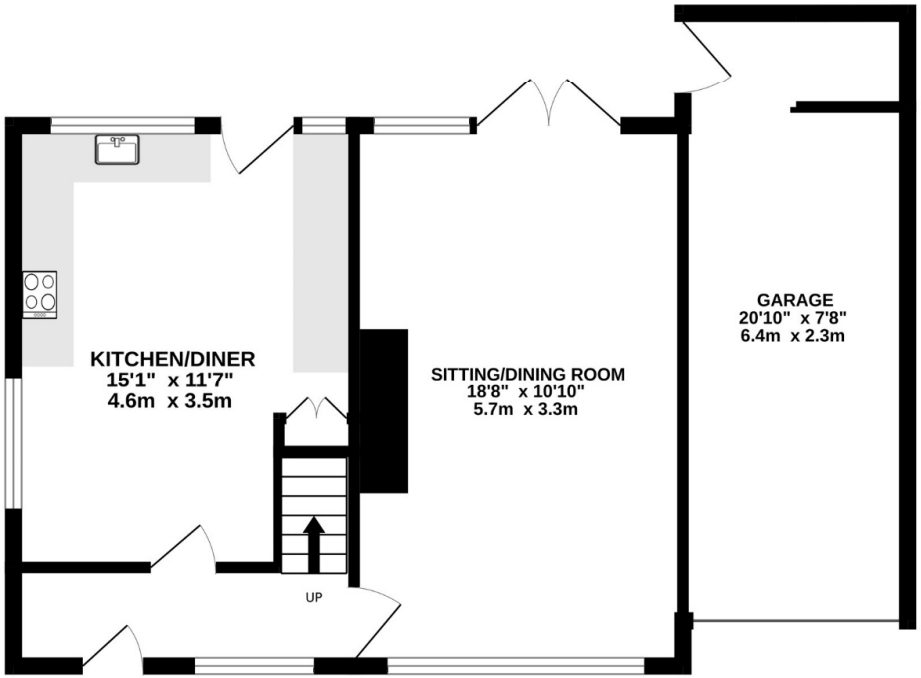
EPC awaited
Council Tax Band D
Mains gas and drainage
Double glazing and gas central heating
Ultrafast broadband available.
EE good outside, variable inside.
O2 good outside, limited inside.
Three good outside, limited inside.
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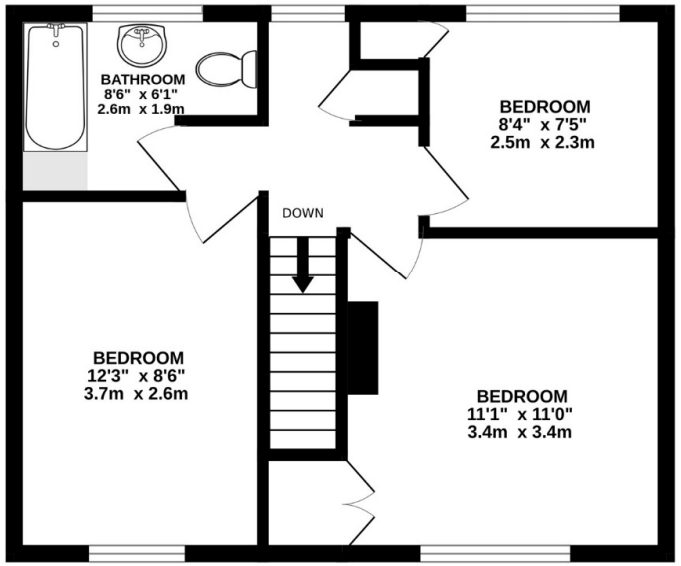




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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