



SUNNYHILL ROAD, WILTSHIRE, SP13QJ
£299,950 FREEHOLD

Winkworth

SUNNYHILL ROAD, WILTSHIRE, SP13QJ

Beautifully presented and appointed semi-detached home in a desirable elevated residential location, with an enclosed rear garden and allocated off-road parking

This attractive, modern and low-maintenance home is approached via steps to the front, leading to the front door and into a convenient entrance lobby. This opens directly into the main reception room, which provides ample space for relaxing and benefits from a large window allowing plenty of natural light to fill the room. The window also enjoys far-reaching views across the city and surrounding countryside beyond.

The reception room flows through to the kitchen, which has been redesigned and upgraded by the current owner to create a modern and well-appointed kitchen/breakfast room. There is ample space for dining, together with a range of matching base and eye-level units, integrated appliances and French doors opening directly onto the garden, creating a lovely connection between the indoor and outdoor spaces.

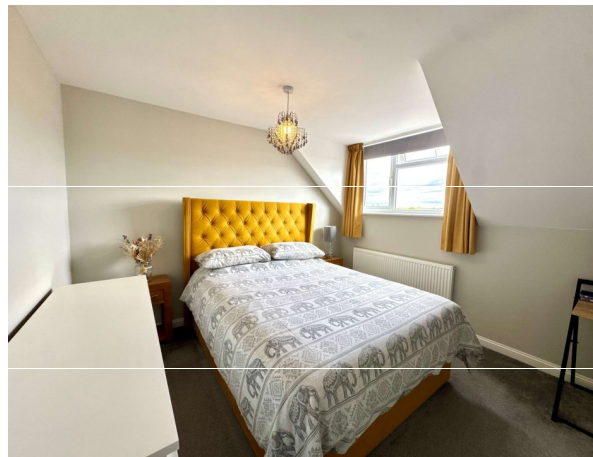
From the main reception room, stairs rise to the first floor, where there are two bedrooms. The principal double bedroom benefits from a fitted wardrobe, additional storage cupboard and wonderful far-reaching views, while the second bedroom overlooks the rear garden. Completing the accommodation is the modern family bathroom, fitted with a matching white suite, neutral-coloured tiling, a low-level walk-in shower and bath.

To the front, the property is bordered by a low wooden picket fence and attractive flower border, with a wooden pedestrian gate providing access to the rear garden. The garden is fully enclosed by wooden panel fencing with a pedestrian gate leading to an off-road parking space, this pleasant, low-maintenance outdoor space arranged over two levels. It features attractive flower borders, an area of lawn and a paved patio, providing a pleasant setting for outdoor seating and entertaining.

This attractive home offers modern and well-presented accommodation, far-reaching views and a manageable enclosed garden and off-road parking making it an excellent choice for those seeking a convenient and low-maintenance home.

AT A GLANCE

- Sitting room
- Kitchen/diner
- Two double bedrooms
- Family bathroom
- Garden
- Off-road parking



LOCATION

This modern home is situated in an extremely popular and well-established residential area. The location is particularly well regarded for its excellent choice of primary and secondary schools and falls within the catchment areas for both South Wilts Grammar School for Girls and Bishop Wordsworth's Grammar School for Boys. Excellent public transport links are also readily available, further enhancing the appeal.

A range of everyday amenities and leisure facilities are close at hand, including Salisbury Rugby Football Club, Victoria Park and a Co-operative convenience store on Castle Road. The cathedral city of Salisbury is renowned for its magnificent cathedral, twice-weekly Charter Market, independent boutiques, cafés and restaurants, together with the popular Old George Mall. The city also offers an excellent choice of cultural and leisure facilities, including Salisbury Playhouse, cinemas, leisure centres and a variety of sports clubs, creating a vibrant yet welcoming community.

For those who enjoy the outdoors, the surrounding area offers an abundance of green spaces, riverside walks and easy access to the beautiful Wiltshire countryside. Salisbury's mainline railway station provides a direct service to London Waterloo in approximately 80 minutes, making the city particularly convenient for commuters.

The area also benefits from good road connections, with the A303 providing access to the M3 and onward routes towards London, as well as westwards towards Exeter and the West Country. Bath, Winchester, Southampton and the south coast are also within convenient travelling distance.

DIRECTIONS

What3Words - [donation.bathtubs.newlyweds](https://www.what3words.com/donation.bathtubs.newlyweds)

From Salisbury city centre, proceed along Castle Street, passing beneath the railway bridge to the Castle Street Roundabout. Take the second exit onto Castle Road (A345) and continue north.

After passing Victoria Park on the left-hand side, take the right-hand turning into St Francis Road. After a short distance, take the first turning on the right into Thistlebarrow Road, then take the first turning on the right into Sunnyhill Road.

Continue to the top of Sunnyhill Road and, after passing the turning for Oakway Road on the left, the property will be found on the left-hand side.

EPC Band D

Council Tax Band C

Mains electric and drainage

Gas central heating and double glazing.

Ultrafast broadband available.

EE good outside, good inside.

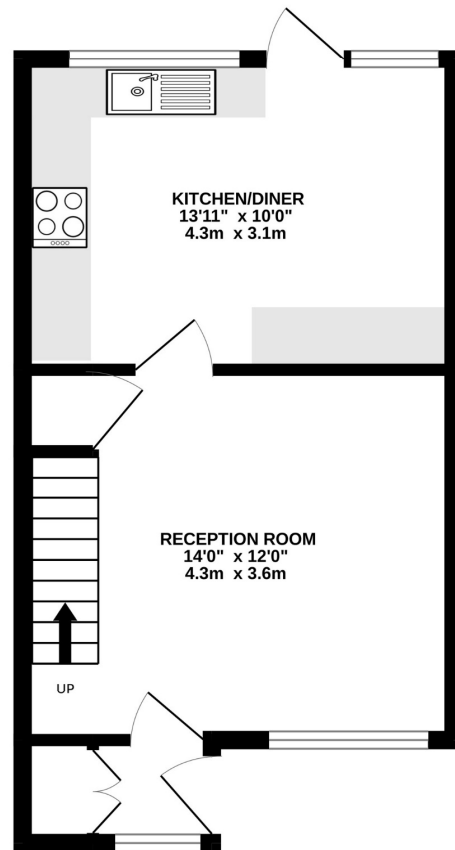
O2 good outside, variable inside.

Three good outside, variable inside.

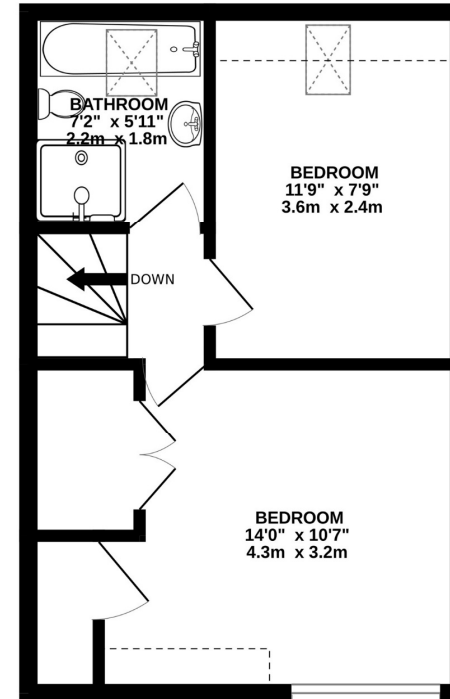
Vodafone good outside, limited.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 657sq.ft. (61.0 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.
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth