



BALMORAL ROAD, WILTSHIRE, SP1 3PX
£625,000 FREEHOLD

Winkworth

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A beautifully presented four-bedroom family home with stylish interiors, generous living space, and a private rear garden, ideally located close to schools, parks, and leisure amenities.

Set back from the road, this wonderful property boasts a low brick-built wall frontage and an in-and-out gravel driveway offering ample off-road parking, complete with an EV charging point. A recessed covered oak framed porch welcomes you into the home, leading into a warm, wooden-floored hallway.

To the front, a cosy second reception room currently used as a snug offers a quiet retreat. The generously proportioned sitting room is bathed in natural light from a bay window and flows effortlessly through double doors into the dining room. Sliding doors here provide access to the rear garden and lead into the beautifully appointed kitchen/breakfast room. This modern, light-filled space features a central island with induction hob and breakfast bar, skylights overhead, and garden views making it the perfect family hub.

A separate utility room offers practical space and leads to a peaceful study, ideal for home working. A downstairs W.C. completes the ground floor accommodation.

Upstairs, the first-floor hosts four well-proportioned bedrooms. Two large doubles feature built-in wardrobes, a stylish shower room serves the floor, and a fourth bedroom benefits from its own private bathroom making it an excellent guest suite.

The enclosed rear garden provides a great level of privacy and is mainly laid to lawn, featuring two patio areas perfect for outdoor dining and relaxation. A large wooden shed offers additional storage, and gated side access leads to the front.

Perfectly situated for families, this home is within catchment for both junior and senior schools and within easy reach of Victoria Park, Hudson's Field, and Salisbury Leisure Centre.



AT A GLANCE

Sitting room
Kitchen/Breakfast room
Dining room
Snug
Study
Utility
W.C
Four bedrooms
Bathroom
Shower room

Gardens
Parking

LOCATION

This handsome family home is situated in an extremely popular and well-established residential area, offering the very best of edge-of-city living. The location is highly regarded for its excellent choice of primary and secondary schools and lies within the catchment areas for both South Wilts Grammar School for Girls and Bishop Wordsworth's Grammar School for Boys. Public transport links are also readily available, adding to the property's appeal.

Victoria Park, and a Co-operative general store on Castle Road, offering convenient access to everyday essentials.

For commuters, Salisbury's mainline railway station provides a direct service to London Waterloo in approximately 80 minutes. The city itself boasts a thriving community atmosphere, with a twice-weekly charter market, a renowned theatre, and a wide selection of shopping and recreational facilities.

coast, as well as to Bath, Winchester, and Southampton. The nearby A303 connects to the M3, providing routes to London or westward toward Exeter and the West Country.

DIRECTIONS

What3Words- tightrope.sample.squeaks

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 fourth turning on the right, signposted for Beatrice Road. Follow the road as it bends to the right, then take the first left into Balmoral Road. The property can be found on the right-hand side, indicated by a Winkworth For Sale board.

EPC Band C

Council Tax Band E

Gas central heating and double glazing

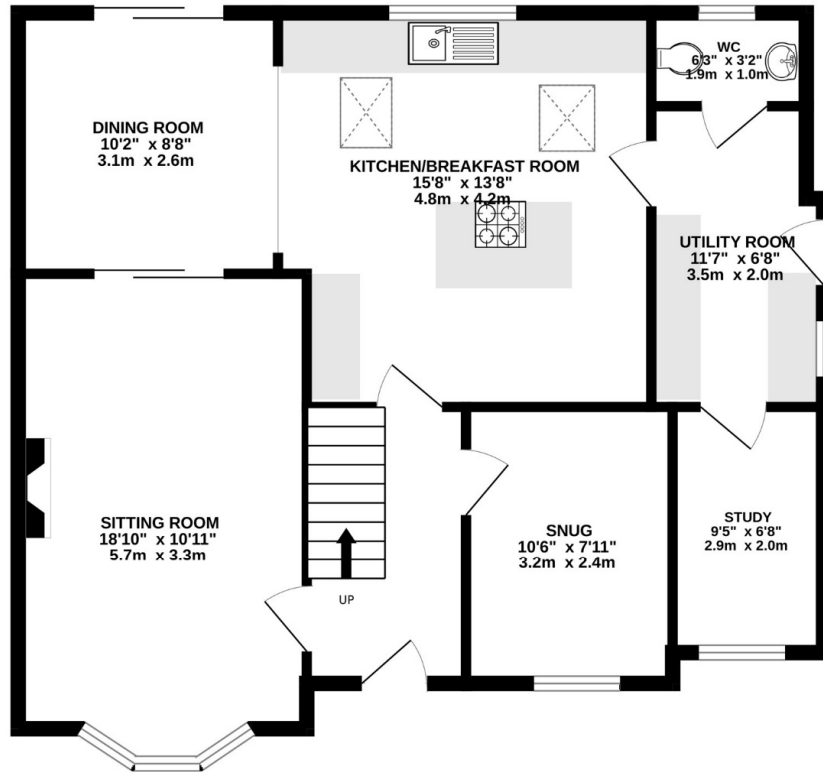
Ultrafast broadband available

Mobile coverage inside limited with EE, Three and Vodafone

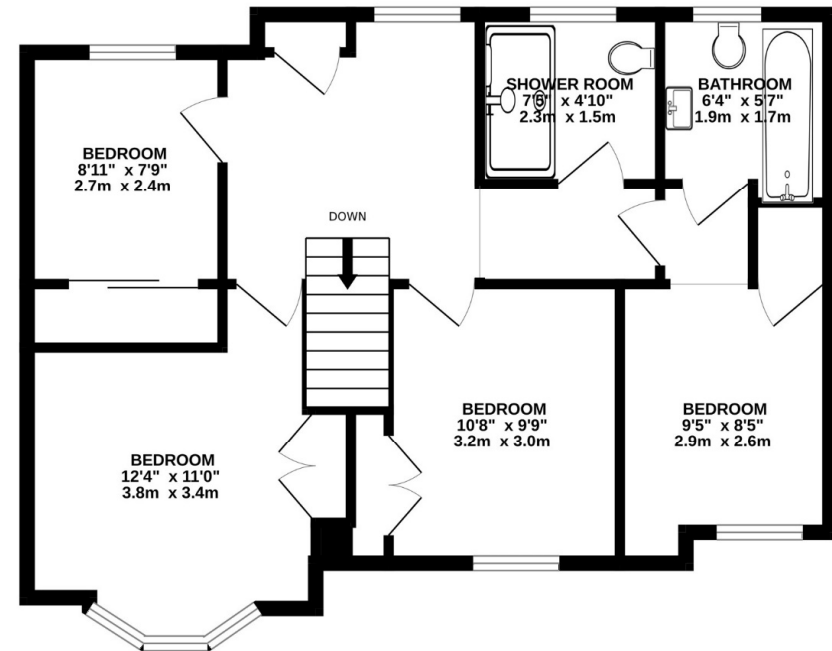
Mobile coverage outside likely with EE, Three, O2 and Vodafone



GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



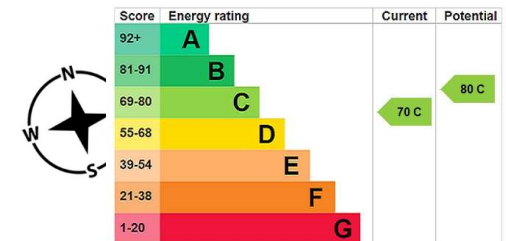
1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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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