



ST. ALBANS CLOSE, SALISBURY, WILTSHIRE, SP13FN
£535,000 FREEHOLD

Winkworth



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A modern four-bedroom family home, situated in the popular residential area of Bishopdown Farm, featuring a double garage, driveway parking, and an enclosed rear garden.

An excellent detached family home, situated within a small cul-de-sac, in the highly sought-after Bishopdown Farm development on the eastern outskirts of the city, this property, with upgraded finishes, has spacious rooms benefitting from gas fired central heating and Upvc double glazing. Approached through the front door the entrance hall, with returning stair to the first floor, has a cloakroom off with further doors leading to a study, the large sitting room and the kitchen/breakfast room with utility room beyond. The separate dining room can be reached both from the sitting room and the kitchen and this has direct access to the rear garden. Upstairs, the landing leads to the exceptional, principal bedroom with its own shower room, to the further three well-proportioned bedrooms and to the family bathroom. Double width driveway parking for two cars leads to the two-door double garage. The front garden is open plan whilst there is an enclosed and nicely proportioned rear garden laid to grass with shrub borders and a paved patio.

AT A GLANCE

- Sitting room
- Kitchen/breakfast room
- Dining room
- Study
- W.C
- Four bedrooms
- Family bathroom
- Ensuite
- Double garage
- Driveway parking
- Gardens



LOCATION

The property enjoys a prime position within Hampton Park, part of the highly sought-after Bishopdown Farm development on the edge of Salisbury. This attractive and well-established community offers an excellent range of local amenities, including a well-stocked convenience store, veterinary surgery, and both junior and infant schools.

Beautifully landscaped and thoughtfully designed, the area features numerous children's play parks and open green spaces, making it perfect for family living. At the heart of the development lies a charming, tree-lined cricket field and pavilion, which also serves as a vibrant community centre hosting a variety of popular local events throughout the year.

The Hampton Inn public house sits conveniently on the edge of the development, providing a welcoming setting for dining and socialising.

DIRECTIONS

What3Words- belts.restores.blows

Leave Salisbury via the A30 London Road and continue in a northerly direction. After passing the BP petrol station with its Marks & Spencer store, take the first exit at the roundabout onto St. Thomas Way. Follow the road and take the third turning on the right into St. Albans Close, where the property can be found on the left-hand side, indicated by a Winkworth For Sale board.

EPC Band C

Council Tax Band F

Mains drainage

Gas central heating and double glazing

Ultrafast broadband available.

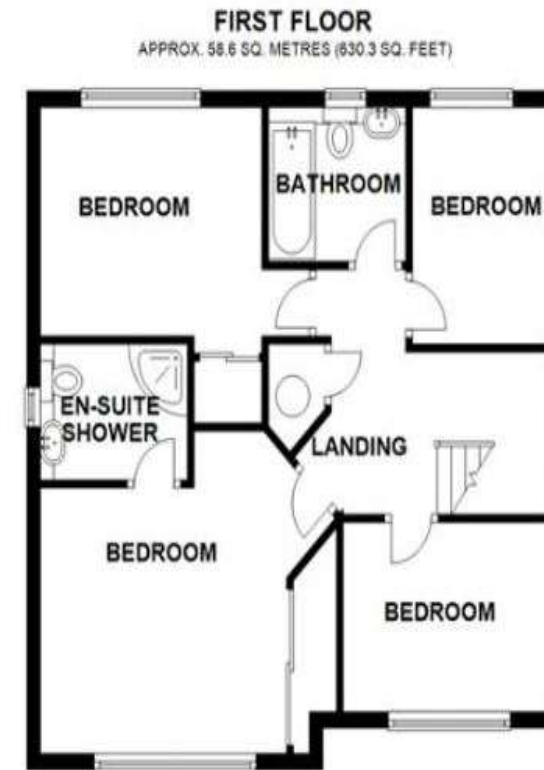
EE good outside, good inside.

O2 good outside, variable inside.

Three good outside variable inside.

Vodafone good outside good inside.





TOTAL AREA: APPROX. 152.8 SQ. METRES (1644.6 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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