



BOUNDARY ROAD, SALISBURY, WILTSHIRE, SP11RN
£350,000

Winkworth

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A beautifully presented three-bedroom, semi-detached home on the edge of the Laverstock Downs, with a conservatory, detached studio and off-road parking.

This superbly presented, semi-detached, three-bedroom house was built, we believe in the 1960s, with brick elevations beneath a tiled roof. The house, with gas fired radiator heating and Upvc double glazing, has been cleverly extended to the ground floor which includes engineered oak flooring throughout. An entrance lobby leads into a wide hall with an easy stair to the first floor. The accommodation flows pleasantly into a delightful modern kitchen with soft close base and wall units with concealed fridge, freezer and dishwasher, electric (ceramic) hob and split-level oven, beneath quartz worktops incorporating a peninsula breakfast bar. An open plan conservatory, with access to the garden, has been added at the rear with a return into a dining room which itself flows into the spacious sitting room before returning to the hall. The wide staircase leads to the first-floor landing off which there are two generous double and a third single bedrooms, all having built-in double wardrobes. The bathroom has been refitted to include a modern white suite of white bath with shower over, low level W.C and contemporary wall-mounted wash hand basin, with metro tile surrounds. Outside, at the front there is a lawned garden and driveway/off road parking leading to a gated and wide side access which opens into a secluded split-level garden, lawned at the lower level with steps leading up to a paved patio. There is a block-built outbuilding, with power and light, which lends itself to multiple uses.



AT A GLANCE

Sitting room
Kitchen/breakfast room
Dining room
Conservatory
Three bedrooms
Family Bathroom

Studio
Off road Parking
Gardens

LOCATION

The village of Laverstock is situated about 1.5 miles to the north east of the centre of the cathedral city of Salisbury and has good access for the city centre and local amenities.

The village has a well-stocked convenience store, two takeaway outlets, a public house, sports and recreational club, excellent primary and secondary schooling and public transport giving regular access to Salisbury city centre. Footpaths and bridleways lead over Laverstock Downs and give far-reaching views across the city.

The area is suited for those with an outdoor interest for example walking, jogging or cycling to Salisbury city centre. The popular Riverbourne Community Farm plays host to music concerts and provides a community farm.

DIRECTIONS

What3Words - depend.spring.legal

From Salisbury leave the city centre via Milford Street and Milford Hill and at the top bear second left at the roundabout passing The Godolphin School on your right. Follow this road to the bottom of the hill bearing right beneath the railway arch and continue along Laverstock Road. Take the Fifth right turn into The Avenue and at the top follow the road round the left bend, into Duck Lane before turning second right into Park Road. Continue into Hill Road and then take the second left into Boundary Road. This property will be found round the right-hand bend, on the left, as indicated by the Winkworth For Sale sign.

EPC awaited

Council Tax Band C

Double glazing and gas central heating

Mains drainage

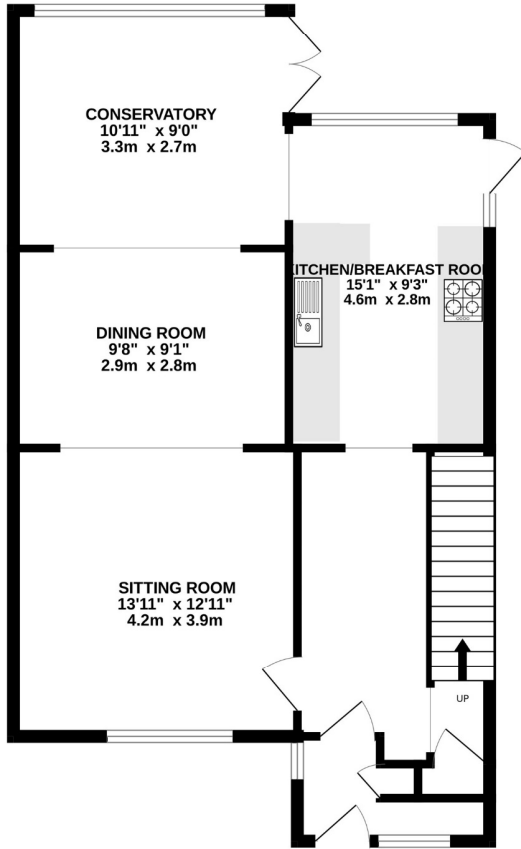
Ultrafast Broadband available

Mobile coverage inside likely with O2

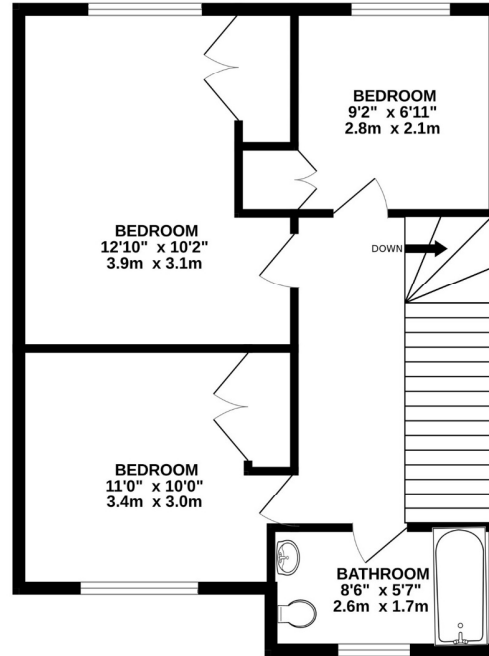
Mobile coverage outside likely with EE, Three, O2 and Vodafone



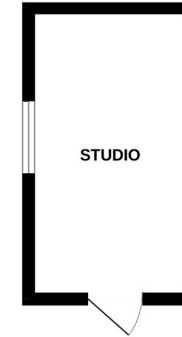
GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



STUDIO
100 sq.ft. (9.3 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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