



## 32 Wagstaff Way

Salisbury, SP2 9BF

£329,995



A beautifully presented three/four-bedroom home quietly located within this small development.



32 Wagstaff Way is a generous size three storey house which has been cleverly altered to form a four bedroom property. The current owners have made a number of further enhancements to the property, the most noticeable being a lovely ground floor extension with vaulted ceiling and bi-fold doors. Accommodation comprises entrance hall, kitchen/breakfast room, substantial two zone living space, 4.6m x 3.95m master bedroom, three further bedrooms, two bathrooms and WC. Bedrooms two and three (second floor) have been created by a clever sub-division of the original master bedroom suite, however, this original layout could easily be re-instated. 32 Wagstaff Way is naturally double glazed with gas heating, outside the property has two allocated parking spaces directly beside it as well as an attractive and sunny rear garden which has been cleverly landscaped. The location is excellent and is within walking distance of popular schools, bus stops, convenience stores etc., the position also provides excellent access to the city centre and Wilton.

**Directions**

Proceed to the A36 turning right as you approach Skew Bridge on to Roman Road. Turn immediately left on to Pembroke Road following this road straight ahead as it bends right into Queen Alexandra Road. Turn right after a short time into Wagstaff Way following the road as it bends left. Number 32 can be found ahead of you.

**Entrance Hall**

Stairs to first floor with substantial cupboard under. Radiator and wooden style flooring.

**Cloakroom**

Low level WC and wash hand basin with tiled splash back. Radiator and extractor fan.

**Kitchen 12'3" x 8'8" (3.75m x 2.65m)**

Matching range of contemporary wall and base units with worksurface over. Built in gas hob with electric oven under and extractor hood over, integral dishwasher, space for fridge/freezer and washing machine. Inset stainless steel sink unit with mixer tap and tiled splash backs. Wall mounted gas boiler and radiator, double glazed window to front aspect, space for breakfast table and wooden style flooring.

**Sitting/Dining Room 21'7" x 13'9" reducing to 9'8" (6.6m x 4.2m reducing to 2.95m )**

Laid out in two zones which provide great flexibility with wooden style flooring throughout. Primary area with two radiators and television aerial point. Additional area created by a quality pitched roof extension with vaulted ceiling and roof light windows, bi-fold doors to rear garden with built in blinds and vertical radiator (measuring 2.95m x 2.4m)

**First Floor Landing**

Door to further landing area,

**Bedroom One 15'1" x 12'11" (4.6m x 3.95m)**

Double glazed window to rear aspect. Range of quality full height wardrobes. Radiator and television point.

**Bedroom Four 7'2" x 6'6" (2.2m x 2m)**

Double glazed window to front aspect. Radiator.

**Bathroom 7'2" x 6'6" (2.2m x 2m)**

White matching suite comprising WC, pedestal sink and panelled bath with mixer/shower attachment over. Tiled splash backs, heated towel rail and extractor fan.

**Landing Area 6'4" x 4'9" (1.95m x 1.45m)**

This area was originally the lobby accessing the master bedroom suite but now creates a useful compact space for desk with double glazed window to the front aspect and stairs to second floor.

**Second Floor Landing**

**Bedroom Two 12'5" x 6'4" (3.8m x 1.95m)**

Vaulted ceiling with Velux window to rear. Two double built in wardrobes. Radiator.

**En-Suite**

Generous tiled shower enclosure, WC and basin. Further tiled splash backs, heated towel rail, extractor fan and Velux window to rear aspect.

**Bedroom Three 10'7" x 9'0" (3.23m x 2.75m)**

Double glazed window to front aspect, radiator and substantial over stair wardrobe.

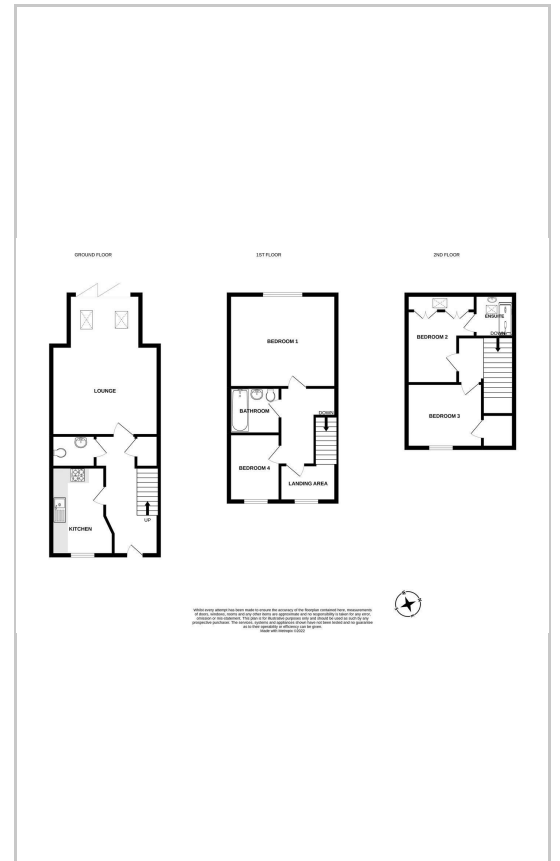
**Outside**

To the front of the house is a mature range of planting, outside light and pathway to front door. To one side of the house is a private parking area with two allocated spaces for number 32 directly beside a gate for the rear garden. The rear garden is very well enclosed by high level wall and fence with gate to parking spaces. Westerly aspect with grey sandstone paved/seating area directly outside the bi-fold doors. Step up to an area of artificial lawn and decking with garden shed and playhouse. Feature gabion wall with steps up to raised area laid to gravel.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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