



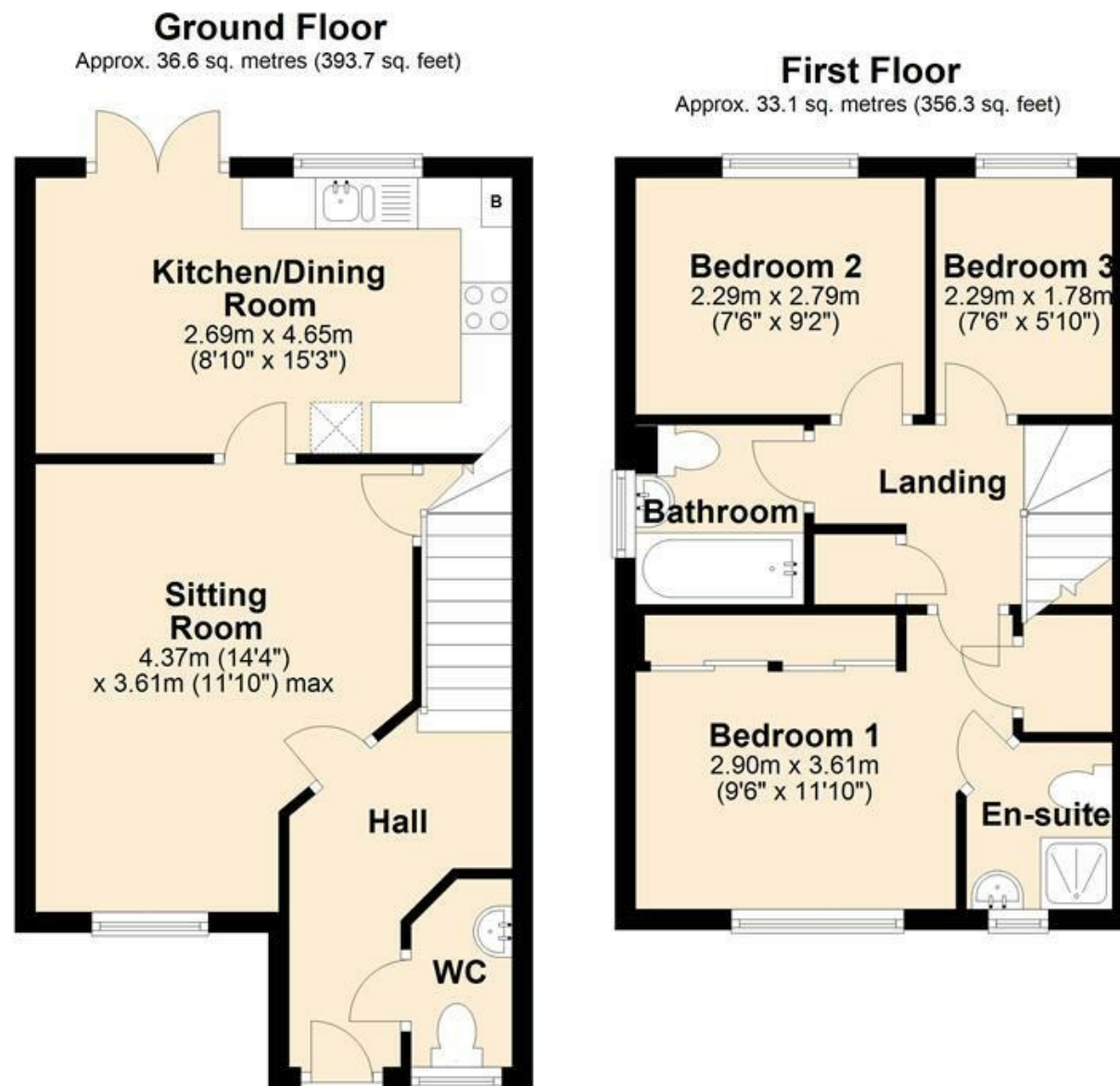
Maple Road  
Shaftesbury

Asking Price  
£235,000

An appealing modern semi detached family home with three bedrooms, two double sized and the main bedroom having the advantage of an en-suite shower room. The property is located in a popular residential area, close to local amenities, which include a Spar shop. The property was built in about 2015 as the show home for the development and has been the much cherished and enjoyed home to our sellers for the last four years. During this time it has been well maintained and is presented to the market in good order benefiting from sustainable wood frame double glazing, dual zone central heating from a combination boiler and the remainder of the National House Building Council guarantee. This delightful home must be viewed to truly appreciate its' easy to use layout and how it would satisfy many potential buyers' needs. It would make a fabulous first time home or family home or equally as a down size in retirement. The property boasts a great position within easy reach of the town where there is a selection of individual shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The town of Gillingham is just five miles away with a mainline train station serving London, Waterloo and the West Country.

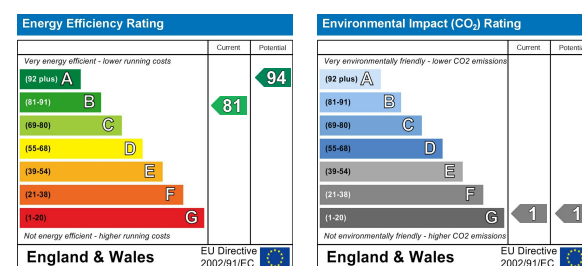
In brief, the ground floor accommodation consists of bright and inviting entrance hall, sitting room and combined kitchen and dining room with some built in appliances and double doors leading out to the rear garden. There is also a useful cloakroom. On the first floor there is the bathroom and three good sized bedrooms, main with fitted wardrobes and an en-suite shower room. Outside, there is a larger than average single garage with light and power, parking in front of the garage and an enclosed rear garden that has been landscaped for ease of maintenance.

Energy Efficiency Rating B - Council Tax Band C - DRAFT DETAILS



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**ACCOMMODATION**

**Ground Floor**

**Entrance Hall**

Part glazed door opens into a bright and inviting entrance hall. Ceiling light. Smoke detector. Electrical consumer unit. Radiator. Central heating programmer. Power and telephone points. Tiled floor. Stairs rising to the first floor and white panelled door to the cloakroom and part glazed door to the:-

**Sitting Room**

4.37m" x 3.61m" (14'4" x 11'10")  
Window overlooking the front garden. Ceiling and recessed ceiling lights. Wall shelves. Radiator. Power, telephone and television points. Laminate flooring. Door to the understairs cupboard and part glazed door to the:-

**Kitchen/Dining Room**

2.69m" x 4.65m" (8'10" x 15'3")  
Dining Area - Double doors opening out to the rear garden. Recessed ceiling lights. Radiator. Power points. Kitchen Area - Window with view over the rear garden. Recessed ceiling lights. Fitted with a range of contemporary kitchen units consisting of floor cupboards, separate drawer unit, wall shelves and eye level cupboards with counter lighting under. Generous amount of Quartz work surfaces with matching upstand. One and half bowl stainless steel sink with waste disposal, drainer and mono tap. Integrated dishwasher. Washing machine. Built in electric oven and ceramic hob with extractor hood over. Integrated fridge/freezer. Tiled floor.

**Cloakroom**

Obscured glazed window to the front elevation with tiled sill. Recessed ceiling light. Part tiled walls. Radiator. Corner pedestal wash hand basin. Low level WC with dual flush facility. Tiled floor.

**First Floor**

**Landing**

Stairs rise to the landing with ceiling light, smoke detector and linen cupboard fitted wit shelves. White panelled doors to all rooms.

**Bedroom One**

2.95m" x 3.61m" (9'8" x 11'10")  
Maximum measurements - Window to the front of the property. Ceiling and recessed ceiling lights. Radiator. Power and television points. Deep over stairs cupboard. Fitted wardrobes with sliding doors, hanging rail and shelf. White panelled door to the:-

**En-Suite Shower Room**

Obscured glazed window to the front elevation. Recessed ceiling lights. Airvac extractor fan. Low level WC with dual flush facility. Tiled shower cubicle with choice of shower head. Pedestal wash hand basin. Part tiled walls. Chrome heated towel. Vinyl flooring.

**Bedroom Two**

2.29m" x 2.79m" (7'6" x 9'2")  
Window with view over the rear garden. Ceiling and recessed ceiling lights. Radiator. Power points.

**Bedroom Three**

2.29m" x 1.78m" (7'6" x 5'10")  
Window with outlook over the rear garden. Ceiling light. Access to the loft space. Radiator. Power and telephone points.

**Bathroom**

Obscured glazed window to the side elevation. Recessed ceiling lights. Extractor fan. Fitted with a suite consisting of bath with full height tiling to surrounding walls and electric shower over, low level WC with dual flush facility and pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Vinyl flooring.

**Outside**

**Garage and Parking**

6.10m x 3.05m (20' x 10')  
The garage is accessed via Anstee Road and will be found to the side of the property. Good sized single garage with up and over door, light and power. There is parking for one car in front of the garage. To the side of the garage there is a path leading to the front of the property and a gate from the parking area opens to the rear garden.

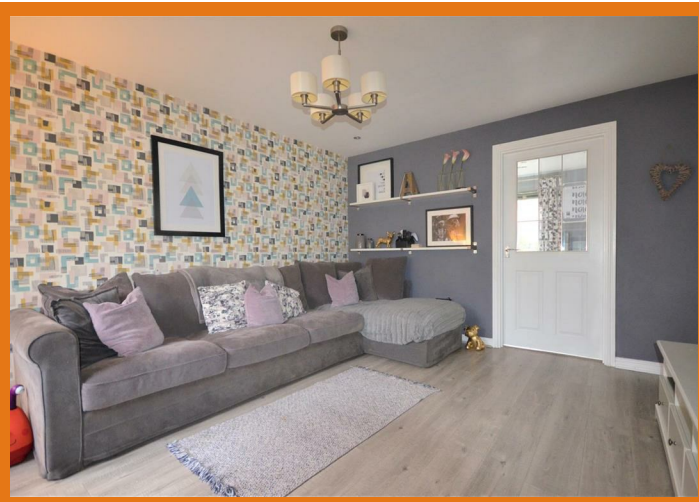
**Garden**

The property is approached from the pavement onto a paved path leading to the front door. The rest of the frontage is laid to lawn with beds planted with shrubs. The rear garden has been landscaped for ease of maintenance and is laid to paved seating area, astro-turf, wood seating area and paved path leading along side the main part of the garden to the gate that opens to the parking area and garage.

**Directions**

**From the Gillingham Office**

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the fourth exit onto Christy's Lane. At the next roundabout take the first exit onto Pound Lane and continue to the end. Turn left and go through the calming system and continue forward and bear to the left onto Maple Road. The property will be found on the left hand side, just after the turning for Anstee Road.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.