



Total area: approx. 85.9 sq. metres (924.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Bramble Patch Shaftesbury

Guide Price
£260,000

Vendors Suited A modern Georgian style double fronted semi detached family home with three good sized bedrooms, easy to maintain outside space and situated down a quiet footpath overlooking a natural area. The property is located in a popular residential area on the fringe of Shaftesbury, where town and country start to merge yet is within reach of a local Spar shop and the town centre. Shaftesbury caters well for every day needs with a selection of independent shops and chain stores, as well as a variety of entertainment venues, doctor and dentist surgeries and schooling for all ages.

The property was built in 2014 and has been the much cherished and enjoyed home of our sellers since new. During this time it has been well maintained and benefits from uPVC double glazed windows, which were installed in 2022 and new carpets have recently been laid. The property also benefits from gas fired central heating with a dual zone control, easy-to-maintain garden that offers a lovely space to enjoy the outdoors without the hassle of extensive upkeep. Additionally, the garage and two parking spaces provide ample room for vehicles and storage.

The property provides well proportioned accommodation with the option to add your own personal touches, as and when. There is a good sized sitting room perfect for entertaining guests or relaxing with your family and the contemporary combined kitchen and dining room are ideal for preparing delicious meals and hosting dinner parties with the chef still being able to join in the conversations. The property provides ample space for a growing family or for those in need of a home office.

An early viewing is highly advisable to avoid missing out on being the second owner of this lovely comfortable home.

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The Property

Accommodation

Inside

Ground Floor

The property is approached from the pavement onto a path that leads to the front door. This opens into a good sized and welcoming entrance hall with stairs rising to the first floor and white panelled doors to all the ground floor rooms. The good sized sitting room enjoys a double aspect with window to the front and double doors opening out to the rear garden. The combined kitchen and dining room also has a double outlook with double doors in the dining area opening to the rear garden and window to the front in the kitchen area. The kitchen is fitted with a range of modern units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with mixer tap. There is also an integrated dishwasher, washing machine and built in double electric oven and gas hob with an extractor hood above. The dining area is laid to carpet and the kitchen to tile effect vinyl flooring. In addition, on the ground floor there is a good sized

cloakroom.

First Floor

On the first floor there is a bright and roomy galleried landing with window overlooking the rear garden and airing cupboard housing the hot water cylinder. White panelled doors open to the bathroom and bedrooms. There is generously sized single bedroom and two double sized bedrooms, main with fitted wardrobes and en-suite shower room. There is also the family bathroom, which is fitted with a pedestal wash hand basin with mono tap, low level WC with dual flush facility and bath with mixer tap. The floor is laid to vinyl.

Outside

Garden

The property is approached from the pavement onto a path, which is bordered on either side by stone chippings and enclosed in part by metal railings. The rear garden has been landscaped for easy maintenance and is laid to paved seating area, artificial lawn and raised planter. There is also a shed with decking to the side providing additional seating space. A path leads along one side of the garden to the gate that opens to the rear and leads to the garage.

Garage and Parking

The larger than average garage is located beneath a coach house and is the last one on the left hand side with parking in front. The measurement is 5.29 m x 2.59 m/19'5" x 8'6".

Useful Information

Energy Efficiency Rating C
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating with Dual Zone Control
Mains Drainage
Freehold

Directions

From Gillingham Town

Leave Gillingham via Newbury heading towards Shaftesbury. At the first roundabout (Ivy Cross) take the fourth exit onto Christy's Lane. Proceed straight over at the Tesco roundabout and then the first exit at the next one heading towards Salisbury. At the second set of traffic lights turn left into Allen Road and proceed almost to the end. The property is located in a pedestrian area on the left hand side. Postcode SP7 8GH

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.