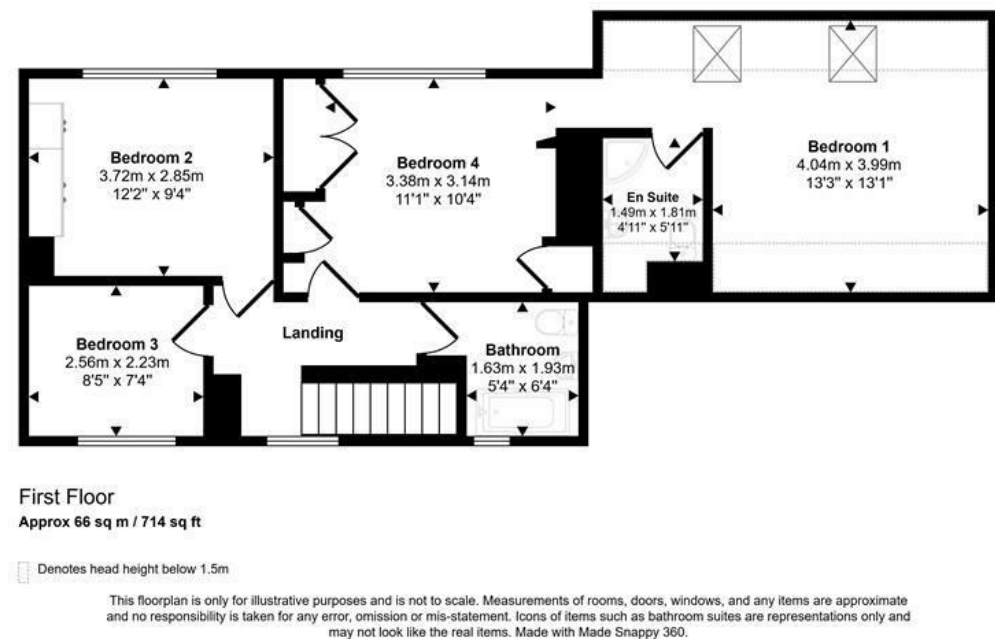
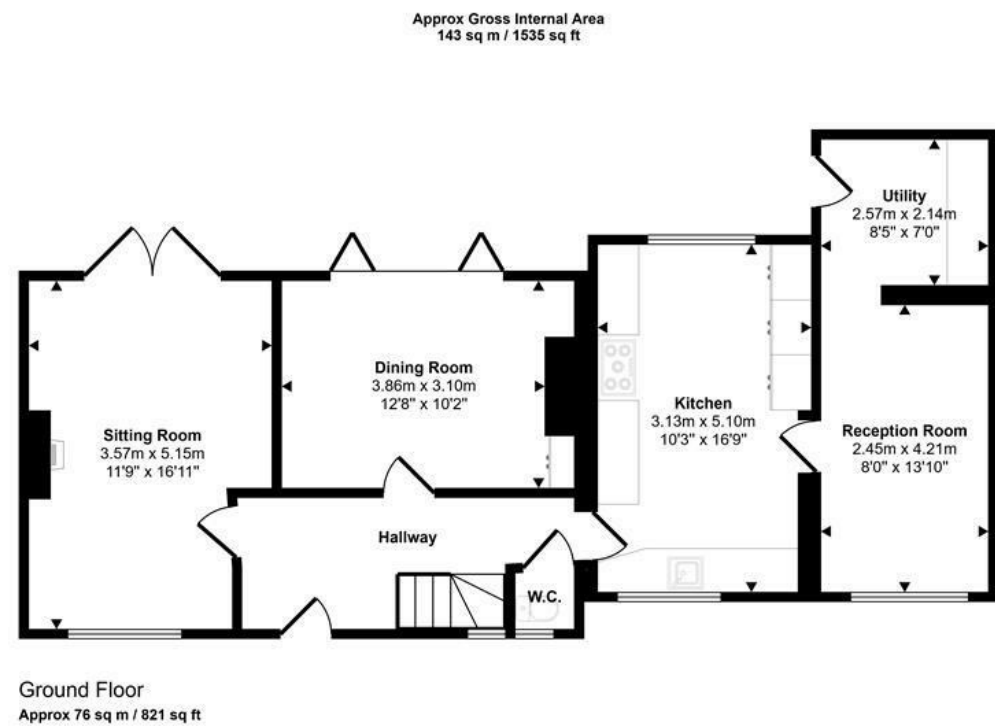




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Crookhays Shaftesbury

Asking Price
£375,000

A Home Made for Family Living:-

Situated in a popular residential area, this beautifully presented semi-detached home is perfect for family life. With excellent schools for all ages just a short walk away and the town centre within easy reach, it's a location that truly offers convenience without compromise.

Step inside and you'll immediately feel the sense of space and flexibility this home provides. Upstairs, there's room for everyone – a bright single bedroom, which is currently used as a dressing room, a comfortable double, and a unique walk-through double bedroom that leads to the fabulous principal suite, complete with its own modern en-suite shower room. The family bathroom is stylish and contemporary, ideal for busy mornings or relaxed evening routines. Downstairs, the heart of the home really comes to life. The dual-aspect sitting room is light-filled and welcoming, with a cosy log burner for those family movie nights. The formal dining room, with its impressive bi-folding doors, opens straight onto the garden – perfect for family meals that spill outdoors on warm evenings. The kitchen has plenty of space for cooking together, while an extra reception room gives you the freedom to create a playroom, home office, or snug – whatever suits your family best. A separate utility room keeps everyday life running smoothly.

Outside, the lifestyle continues. Secure gated parking and a neat front garden give a lovely first impression, while the large rear garden is a true family haven. Children can play freely on the lawn while you relax on the paved entertaining area, and the undercover outdoor kitchen makes summer barbecues and gatherings stress free no matter what the weather does.

This is more than just a house – it's a family home designed for making memories.

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The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized and inviting entrance hall with stair rising to the first floor and doors leading off to the sitting room, dining room, kitchen and cloakroom, which is fitted with a WC. There is ample room for coats, boots and shoes, and the floor is laid in an attractive and practical wood effect laminate that continues through into the main reception rooms. The sitting room enjoys a double aspect with a window to the front and double doors opening out to a paved seating area. There is plenty of room for settees and armchair and the wood burner adds character and warmth to the room. There is a formal dining room with bi-folding doors that lead out to the rear paved seating area. It is fitted with book/display shelves, and store cupboard and shelves to either side of the old chimney breast.

The kitchen also enjoys a double aspect with a window to the front and overlooking the rear garden. It is fitted with a range of stylish contemporary units consisting of tall larder cupboards with shelves, separate drawer units, floor cupboards and eye level cupboards, cabinets and shelves. You will find a good amount of work surfaces with a tiled splash back and an inset stainless steel sink and drainer with a swan neck mixer tap. There is space for an American style fridge/freezer, plumbing for a dishwasher and the dual fuel range is available by separate negotiation. For practicality, the floor is tiles and continues into the reception room and utility.

The reception room offers great flexibility - a playroom, hobbies room, gym or snug - it can be tailored to suit your own needs. From here a door opens to the utility, which is fitted with work surface and eye level cupboards and cabinets. There is plumbing for a washing machine and a door to the rear garden.

First Floor

On this floor you will find the bedrooms and bathroom - all with wood effect laminate flooring. The bathroom is fitted with a modern suite consisting of a WC, vanity style wash hand basin and a bath with a mixer tap and shower attachment. There is a good sized single bedroom, a double bedroom with built in wardrobe plus a double sized walk through bedroom with built in wardrobes and leading to the principal suite. This is a spacious double bedroom with built in storage and benefitting from an en-suite shower room.

Outside

Parking

From the road, double timber gates open onto a gravelled drive with space to park two cars. There is plenty of on road parking close by.

Gardens

To the side of the drive there is a lawned area edged by shrub and flower beds plus a further gravelled area. The large rear garden has a generously sized paved seating area to the back of the house - great for summertime entertaining plus an outdoor kitchen. The rest of the garden is laid to lawn with another seating area that is laid to stone chippings and lies in between the shed and the outdoor kitchen. The garden is fully enclosed, enjoying a good amount of sunshine and offers further scope to landscape your way.

Useful Information

Energy Efficiency Rating C

Council Tax Band C

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

Location and Directions

The property is located in the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The cottage is just a short level walk to the town centre, with a range of facilities close by that include supermarkets and take-out outlets. The town has a wonderful range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's. Postcode - SP7 8DX What3words - ///slate.passports.finishers



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.