



**Connells**

Fairlane  
Shaftesbury





### Property Description

Set in a sought after area of Shaftesbury is this four bedroom detached house benefiting from a driveway and integral single garage. On the ground floor there is a spacious lounge to the front of the property, downstairs cloakroom and kitchen/diner to the rear with french doors leading on to the garden. On the first floor there are two double bedrooms, two further single bedrooms and a family bathroom. To the front the garden is laid to gravel for ease of maintenance and to the rear the enclosed garden has a patio seating area with the rest laid to lawn with flower/shrub beds, shed with electric and a greenhouse.

#### Entrance Hall

Double glazed door, double glazed window to the side, door leading into the garage, stairs to the first floor, radiator and a Hive hub.

#### Cloakroom

Double glazed window to the side, WC, wash hand basin, tiling and an extractor fan.

#### Lounge

15' 7" x 10' 5" ( 4.75m x 3.17m )

Double glazed window to the front, television aerial socket. telephone point and a radiator.

#### Kitchen

19' 11" x 8' 7" ( 6.07m x 2.62m )

Double glazed window to the front, fitted kitchen with wall and base units, solid oak counters, integrated fridge/freezer, electric oven and gas hob, cooker hood, dishwasher, tiling, white Blanco sink and drainer and a radiator.

#### Landing

Stairs from the entrance hall, double glazed window to the side, airing cupboard, radiator and access to the loft which is partially boarded with a ladder and light.

## Bedroom One

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double glazed window to the front, wardrobes, television aerial point and a radiator.

## Bedroom Two

9' 7" x 8' 9" ( 2.92m x 2.67m )

Double glazed window to the rear, wardrobes, television aerial socket and a radiator.

## Bedroom Three

9' 8" x 7' 4" ( 2.95m x 2.24m )

Double glazed window to the front, single wardrobe, radiator and a television aerial socket.

## Bedroom Four

10' 3" max x 8' 9" max ( 3.12m max x 2.67m max )

Double glazed window to the rear, radiator and a television aerial socket. (Plumbing already installed in this room for a bath or shower room to potentially be added).

## Bathroom

Double glazed window to the side, bath with an electric shower over, wash hand basin, WC, tiling, extractor fan and a heated towel rail.

## Front Garden

To the front the garden is laid to gravel which could be changed for additional parking.

## Parking

Driveway parking for one car.

## Garage

16' x 9' 5" ( 4.88m x 2.87m )

Up and over door, integral door in the entrance hall, gas central heating boiler and plumbing for washing machines.

## Rear Garden

Enclosed rear garden laid to lawn with a patio area and stoned area, side gates, shed with power, greenhouse, shrubs and flower beds, outside tap and a light.

## Agents Note

The following renovations were carried out at the property in the second half of 2022. New kitchen, bathroom, boiler, Quickstep flooring and carpets downstairs, double glazing, exterior doors, ceilings plastered and aerial in the loft.



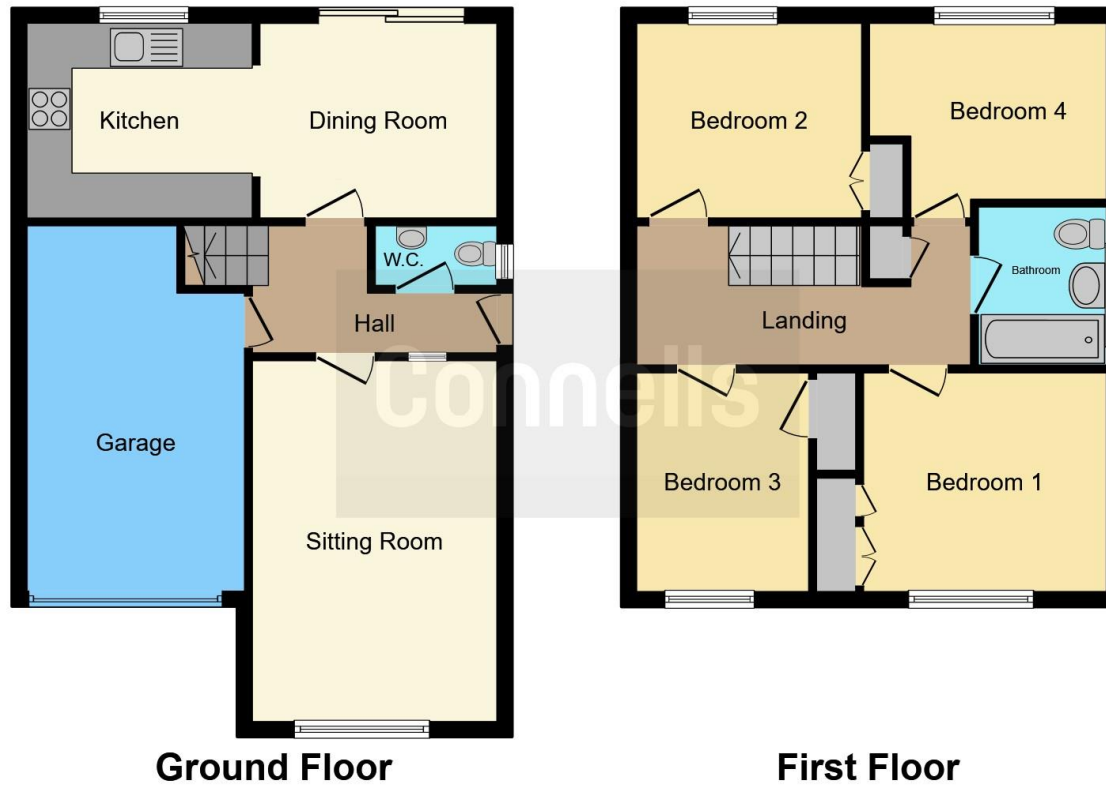












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**EPC Rating: C**

Tenure: Freehold

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