



Connells

Rifles Lane
Shaftesbury



Property Description

This two bedroom semi-detached property has been finished to an extremely high standard and has a lot to offer. Perfect for those that work from home with the large, fully insulated Garden Room / Office.

The property has been stylishly extended creating a large open plan living space downstairs

Entrance Hall

Double glazed door to the front, oak floor, radiator and plumbing for a washing machine.

Cloakroom

Oak flooring, WC, wash hand basin, tiling and a heated towel rail.

Open Plan Living Space

34' 4" max x 14' 8" max (10.46m max x 4.47m max)

Living Space

Double glazed window to the front, bifold doors into the garden, stairs to the first floor landing, under stairs storage, Hive control, oak floor, built in library with lights, electric fireplace, roof light, wall radiators, television aerial socket and telephone point.

Kitchen

Fitted kitchen with wall and base units, Quartz worktops, boiling water tap, sink, breakfast bar with lighting over, electric oven and gas hob, cooker hood, plumbing for a dishwasher, wine fridge and cold water feed for the fridge.

Bedroom One

11' 4" max x 11' 2" max (3.45m max x 3.40m max)

Double glazed window to the rear, large walk in wardrobe with double glazed window and built in drawers, lighting, radiator and a television aerial socket.

Bedroom Two

9' 4" max x 8' max (2.84m max x 2.44m max)

Double glazed window to the front, cupboard housing the gas central heating boiler, radiator and access to the loft which is partially boarded with a ladder and lighting.

Bathroom

Double glazed window to the front, P shaped bath with a shower over, WC, wash hand basin, tiling, extractor fan, heated towel rail and a live moss living wall.

Parking

Driveway parking for two cars.

Rear Garden

A low maintenance garden to the rear with bamboo for privacy, laid to porcelain tiles with a side gate.

Garden Room

23' 9" max x 8' 1" max (7.24m max x 2.46m max)

Fully insulated with double glazed window and double glazed patio doors, mains power and lighting.

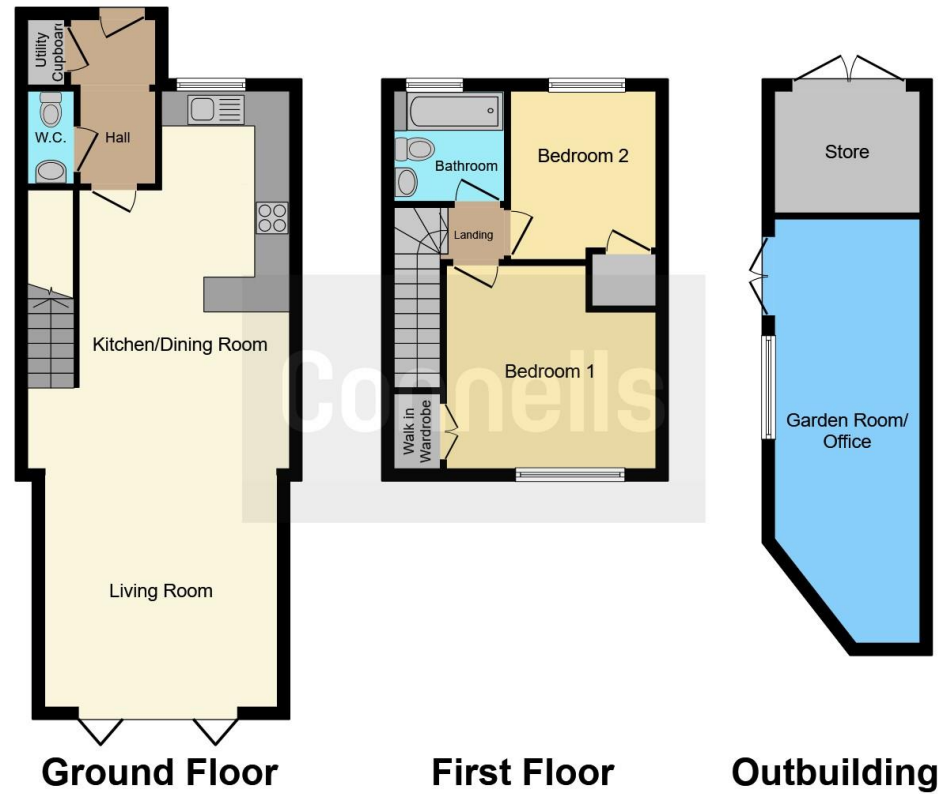
Solar Panels

4 kw solar panels.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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