



**Connells**

Melbury Beacon View  
Shaftesbury

# Melbury Beacon View Shaftesbury SP7 8DG

for sale offers in excess of  
**£400,000**



## Property Description

Set in the popular town of Shaftesbury this four bedroom detached house is not to be missed. With lounge, kitchen/diner, second reception room perfect to be used for a study and a utility room on the ground floor. Upstairs there are four bedrooms with an ensuite to the master bedroom. A landscaped garden is accessed from the kitchen/diner offering a lovely outside entertaining space. To the front there is a driveway for two cars and a double garage.

### Entrance Hall

Radiator and vinyl flooring.

### Cloakroom

Double glazed double glazed frosted window to the side, WC, wash hand basin, radiator and vinyl flooring.

### Lounge

13' x 10' 9" ( 3.96m x 3.28m )  
Double glazed window to the front and a radiator.

### Reception Room / Study

9' 8" x 9' 7" ( 2.95m x 2.92m )  
Front and side facing double glazed windows, vinyl flooring, radiator and under stairs cupboard.

### Kitchen / Diner

19' 6" x 10' 4" ( 5.94m x 3.15m )  
Double glazed patio doors to the rear garden, fully fitted kitchen with wall and base units, granite worktops, integrated dishwasher and fridge/freezer, stainless steel sink and drainer with a mixer tap, electric oven and hob with an extractor fan.



### Utility Room

5' 9" x 5' 3" ( 1.75m x 1.60m )

Door to the rear, laminate worktops, vinyl flooring, plumbing for a washing machine and the gas central heating boiler.

### Landing

Double glazed window to the side and two airing cupboards.

### Bedroom One

12' x 11' 11" ( 3.66m x 3.63m )

Double glazed window to the side, fitted wardrobes and a radiator.

### Ensuite

Double glazed frosted window to the rear, shower cubicle with marble effect tiling, WC, wash hand basin and a radiator.

### Bedroom Two

10' 7" x 8' 7" ( 3.23m x 2.62m )

Double glazed window to the rear and a radiator.

### Bedroom Three

9' 7" x 9' 1" ( 2.92m x 2.77m )

Double glazed windows to the front and side and a radiator.

### Bedroom Four

9' 7" x 7' 3" ( 2.92m x 2.21m )

Double glazed window to the rear and a storage cupboard.

### Bathroom

Double glazed window to the front, bath with a shower over, WC, wash hand basin, vinyl flooring and marble effect tiling.

### Parking

Driveway for two cars leading to the double garage.

### Rear Garden

To the rear there is an enclosed landscaped garden with part wall and fence and laid to lawn.

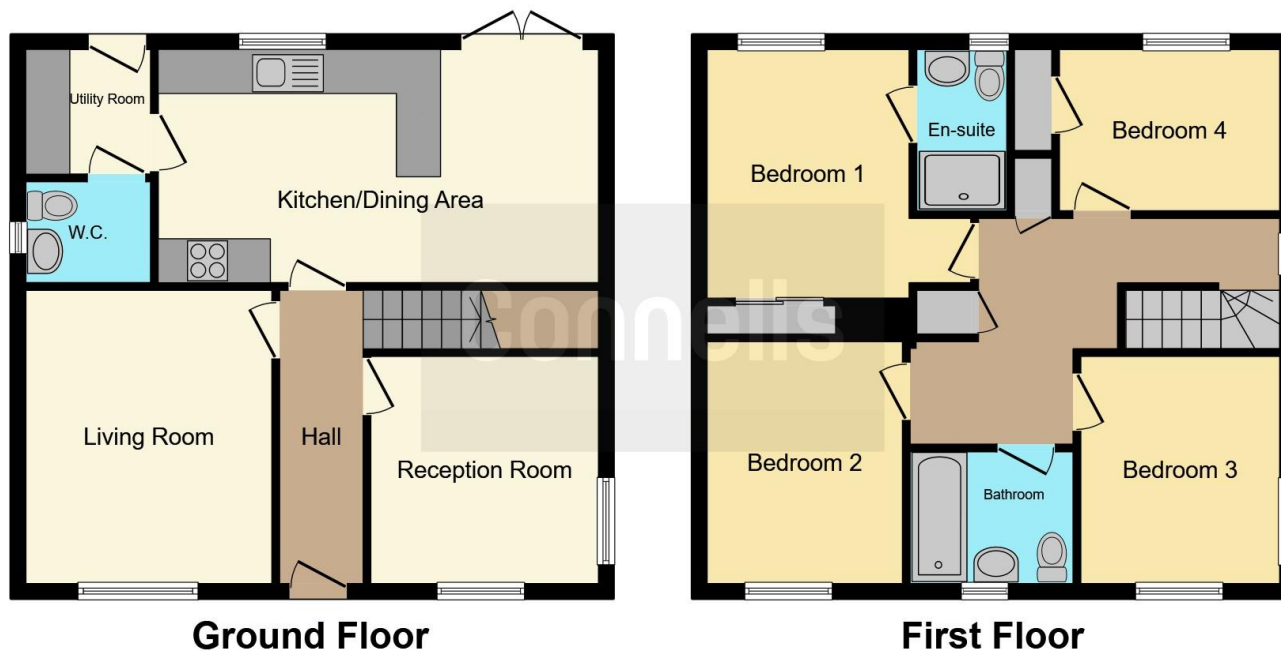












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
 SHAFTESBURY SP7 8JG

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SFT305946](http://connells.co.uk/Property/SFT305946)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SFT305946 - 0005