



Connells

Hilltop Grove
Shaftesbury



Property Description

This four bedroom detached property with NO ONWARD CHAIN is one not to be missed in the popular town of Shaftesbury with 8 years remaining on the NHBC warranty. Downstairs the property benefits from a good sized lounge, kitchen/diner and a utility room. The kitchen has patio doors leading to the low maintenance garden to the rear. Upstairs are the four bedrooms with an ensuite to the master bedroom and family bathroom. To the front of the property there is a driveway for one vehicle in front of the garage.

Entrance Hall

Stairs to the first floor, understairs cupboard and a radiator.

Lounge

14' x 10' 7" (4.27m x 3.23m)

Double glazed by window to the front and a radiator.

Kitchen

21' x 12' (6.40m x 3.66m)

Double glazed patio doors to the rear, two double glazed windows to the rear, fitted kitchen with wall and base units, stainless steel sink and drainer, integrated oven and hob, extractor fan, storage cupboard, integrated fridge/freezer and dishwasher and a radiator.

Utility Room

6' x 5' 10" (1.83m x 1.78m)

Double glazed window to the side, stainless steel sink and drainer, vinyl flooring and plumbing for a washing machine.

Cloakroom

Rear facing frosted double glazed window, WC, wash hand basin and a radiator.

Landing

Radiator, airing cupboard, further cupboard housing the water tank.

Bedroom One

15' x 10' (4.57m x 3.05m)

Double glazed window to the front and a radiator.

Ensuite

Double glazed frosted window to the front, shower cubicle, WC, wash hand basin, vinyl flooring and a heated towel rail.

Bedroom Two

14' x 9' 11" (4.27m x 3.02m)

Double glazed window to the front and a radiator.

Bedroom Three

11' 11" x 10' 10" (3.63m x 3.30m)

Double glazed window to the rear and a radiator.

Bedroom Four

10' x 9' (3.05m x 2.74m)

Double glazed window to the rear and a radiator.

Bathroom

Double glazed frosted window to the rear, bath with a hand rail and shower over, WC, wash hand basin and a heated towel rail.

Front Garden

Driveway for one car in front of the garage and a lawn area.

Rear Garden

Fully enclosed garden to the rear with a patio area and the remainder laid to lawn.

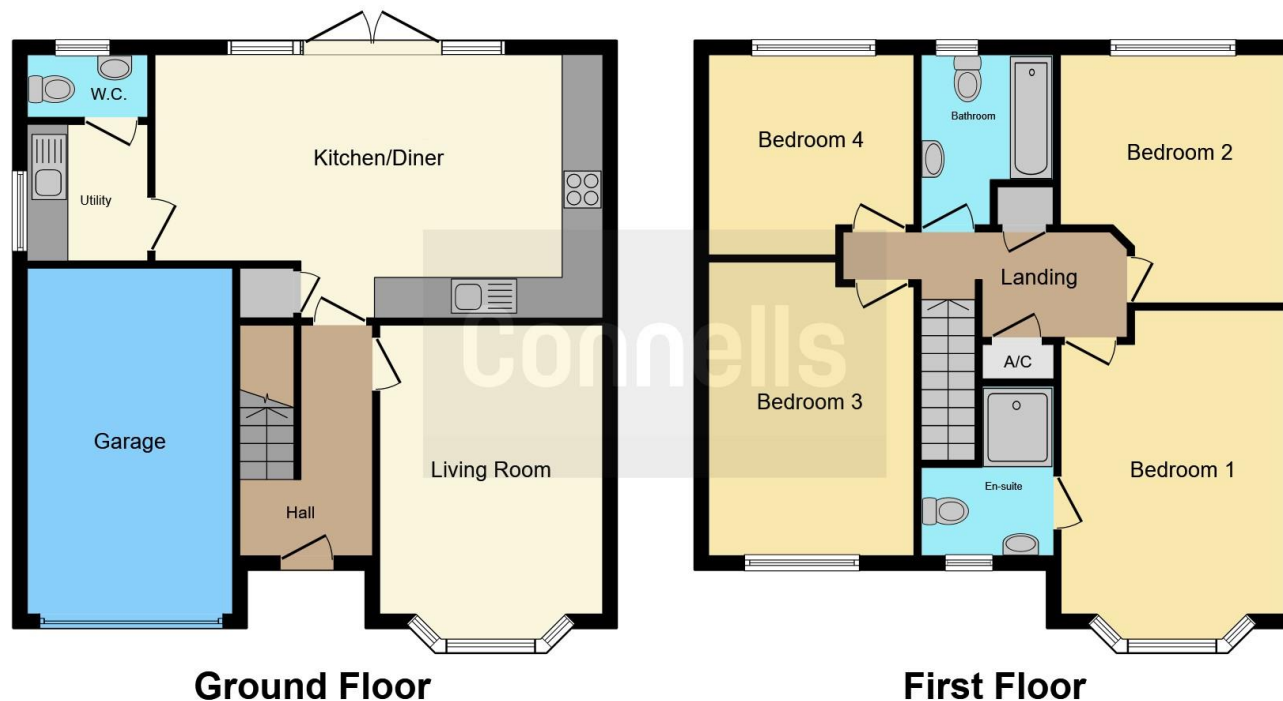
Garage

Up and over door.









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

To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/SFT305998



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT305998 - 0005