



**Connells**

Fairlane  
Shaftesbury





### Property Description

Connells are delighted to offer to the market this FOUR bedroom DETACHED property in a desirable location. The property offers ample living accommodation with a lounge, kitchen/breakfast room and dining room/sun room over looking the beautiful South facing garden along with two downstairs WC's. Upstairs hosts the four bedrooms, study, bathroom & shower room. Perfect for those working from home. Workshop and driveway parking for two cars

### Entrance Hall

Double glazed door to front, intruder alarm control panel, radiator and tiled flooring.

### Cloakroom

Double glazed window to front, radiator, low level WC, wash hand basin and tiling to all splash prone areas.

### Lounge

14' 10" x 14' 9" ( 4.52m x 4.50m )

Double glazed window to front, radiator, stairs leading to the first floor, internet/telephone point and a television aerial point.

### Kitchen Breakfast Room

14' 7" x 10' 1" ( 4.45m x 3.07m )

Double glazed windows to rear, fitted kitchen comprising of wall and base units, worksurfaces incorporating black composite sink and drainer, electric cooker point, overhead extractor fan, plumbing for dishwasher, radiator, breakfast bar and an under stairs cupboard.

### Dining Room Sun Room

16' 5" x 9' 4" ( 5.00m x 2.84m )

Double glazed patio doors leading to the garden, door to the utility room, arch to the kitchen, tiled flooring, under floor heating and a television aerial socket.

### Utility Room

9' 6" x 5' 8" ( 2.90m x 1.73m )

Double glazed window to side, door to workshop, wall and base units, work surface incorporating stainless steel sink and drainer, plumbing for washing machine, extractor fan, low level WC, under floor heating and tiling to all splash prone areas.

## Landing

Stairs from the lounge, airing cupboard with combi boiler and access to loft.

## Bedroom One

13' 11" x 10' ( 4.24m x 3.05m )  
Double glazed window to front, fitted wardrobes, under floor heating and television point.

## Shower Room

Skylight window, vanity wash basin, low level WC, corner shower cubicle, extractor fan, heated towel rail, shaver point, under floor heating and tiling to all splash prone areas.

## Bedroom Two

13' 11" x 8' 2" ( 4.24m x 2.49m )  
Double glazed window to front, fitted wardrobe over bed storage, radiator and television point.

## Bedroom Three

11' 3" x 8' 7" ( 3.43m x 2.62m )  
Double glazed window to rear, fitted wardrobe, radiator and a television aerial point.

## Bedroom Four

9' 1" x 6' 4" ( 2.77m x 1.93m )  
Double glazed window to front, built in wardrobe and radiator.

## Study / Dressing Room

10' x 5' 4" ( 3.05m x 1.63m )  
Double glazed window to rear, under floor heating & access to loft. Perfect for a study or dressing room.

## Bathroom

Double glazed window to rear, radiator, bath with mixer taps and over bath shower, vanity unit, shaver point, low level WC, fully tiled.

## Front Garden

Mature hedging and flower beds, outside tap.

## Rear Garden

A south facing garden with gate access to the side, extremely well presented, mainly laid to lawn, mature flower beds and shrubs, shed, patio seating area, water tap and electric point.

## Workshop

9' 8" x 8' 8" ( 2.95m x 2.64m )  
Up and over doors, power and lighting and an integral door into the utility room.

## Parking

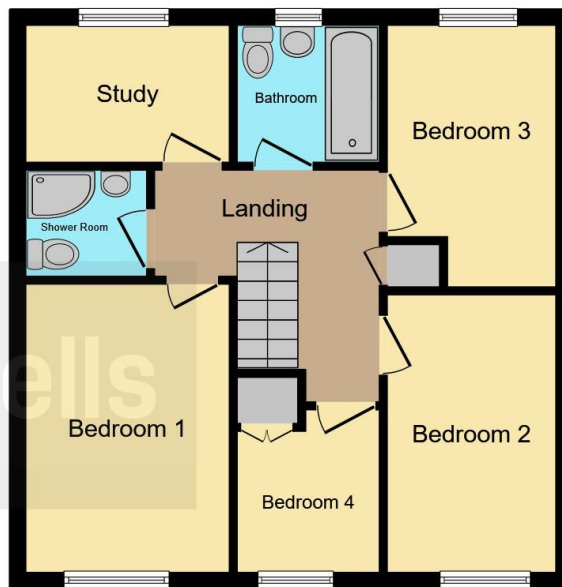
Parking for two to three vehicles on the driveway.







**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/SFT306069](http://connells.co.uk/Property/SFT306069)**

Tenure: Freehold



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