



19 NETTLEBED NURSERY

SHAFTESBURY, SP7 8QS

£380,000
FREEHOLD

A beautifully presented detached bungalow situated in a popular cul-de-sac on the edge of Shaftesbury. The property benefits from a garage, ample driveway parking and an attractive landscaped garden. EPC Rated D.



CHAFFERS
ESTATE AGENTS

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SUMMARY

A beautifully presented detached bungalow situated in a popular cul-de-sac on the edge of Shaftesbury. The property benefits from a garage, ample driveway parking and an attractive landscaped garden.

DESCRIPTION

The property is entered from the front via a light and spacious hallway with an airing cupboard, doors leading to the main rooms of the property and an opening leading to the living room. The living room is generously proportioned and triple aspect with 'french doors' to the rear garden and a modern wood burning stove. An opening leads though to a spacious kitchen with a range of modern fitted units, built in electric oven, electric hob with cooker hood, sink unit and

space for additional appliances.

The master bedroom is very generously sized, faces the rear garden and benefits from built in wardrobes. There is a further double bedroom and a recently refurbished family bathroom with separate bath and shower.

Outside there is a large raised front garden, mainly laid to shingle with a mixture of shrubs. The driveway could fit at least three cars and leads to the garage with full power and lighting. A gateway leads through to the beautifully landscaped rear garden. There is a large partially covered terrace and a lawn with a variety of mixed borders and small trees. There are a variety of seating

areas to enjoy the sunshine at different times of the day, a water feature , a summerhouse with full power and lighting and a timber shed.

SITUATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north

giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~

Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate:

Rated: D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
84	84
England & Wales EU Directive 2002/91/EC Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	

