



CHAFFERS
ESTATE AGENTS



35 Thomas Hardy Drive , Shaftesbury, SP7 8SP

Nestled away in the desirable Little Shilling development is this impressive detached house with four spacious bedrooms, offering a perfect blend of comfort and style. The spacious modern kitchen/ diner and well-appointed reception room provide ample room for relaxation and entertaining.

The house boasts two modern bathrooms, designed to cater to the needs of a busy household. The corner plot location with gated driveway and garage enhances the property's appeal, offering a sense of privacy, secure parking and a lovely outdoor area for hosting summer gatherings.

£475,000 Freehold

Council Tax Band: E

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THE PROPERTY

An immaculately presented detached house located on the edge of the popular Little Shilling development which is very conveniently placed for local amenities and the town centre. The fantastic sized accommodation is arranged over two floors with the benefit of gas fired radiator central heating and UPVC double glazing, the through lounge has a double aspect, feature fireplace and French doors to the garden, the well appointed kitchen has space for a range cooker, fitted extractor hood, integrated coffee machine, microwave and wine fridge. Space for tumble dryer, plumbing for dishwasher and washing machine and a generous dining area with French doors onto the garden, upstairs there is a light and airy galleried landing, four bedrooms all with built in wardrobes, well appointed en suite shower room and family bathroom.

Outside the double gates open onto the

tarmac driveway which offers good parking and leads to a detached Double Garage with up and over doors, light and power.

The immaculate garden comprise of a patio area off the lounge and well maintained gravelled area with flower borders, shrubs and roses.

LOCATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, 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 and at Gillingham, about 5 miles away, 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 distant.

ADDITIONAL INFORMATION

Services : Mains Water, Gas, Electricity and Drainage. Telephone subject to BT transfer regulations.

Council Authority : North Dorset District Council - Tel: 01258 454111

Council Tax Band : E

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.

Agent's Notes : Fitted carpets as seen are included in the sale.

Energy Performance Certificate :

Rated



Directions

From our Shaftesbury office proceed down the High Street onto Coppice Street. At the end of Coppice Street turn left onto Christy's lane, at the roundabout take the third exit onto Pound Lane and take your second left into Imber road. Follow Imber road into Thomas Hardy Drive, the property will be located on your right.



Floor Plan



Total area: approx. 154.6 sq. metres (1664.6 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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