









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.

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THE PROPERTY

An immaculately presented detached Little Shilling development which is very power. conveniently placed for local amenities and the town centre. The fantastic sized The immaculate garden comprise of a accommodation is arranged over two floors with the benefit of gas fired radiatormaintained gravelled area with flower 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 is approximately 22 miles and the house located on the edge of the popular Garage with up and over doors, light and Dorset Coast is approximately 35 miles

> patio area off the lounge and well borders, shrubs and roses.

LOCATION

Shaftesbury is an ancient Saxon hilltop Council - Tel: 01258 454111 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 are included in the sale. line railway station on the Exeter/Waterloo line. The A303 is approximately 7 miles to the north giving Rated access to the South West and to

London. The cathedral city of Salisbury distant.

ADDITIONAL INFORMATION

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

Council Authority: North Dorset District

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

Energy Performance Certificate:



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.

















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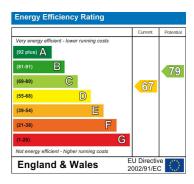
Floor Plan

Ground Floor Approx. 64.0 sq. metres (689.0 sq. feet) **First Floor** Approx. 62.5 sq. metres (672.4 sq. feet) En-suite Lounge 4.12m x 6.76m (13'6" x 22'2") Bedroom 1 3.48m x 4.64m (11'5" x 15'3") Bathroom **Double Garage** Approx. 28.2 sq. metres (303.2 sq. feet) Bedroom 3 1.98m x 3.77m (6'6" x 12'4") **Kitchen** 5.93m x 6.76m (19'5" x 22'2") Double Garage 4.96m x 5.20m (16'3" x 17'1") CHAFFERS Bedroom 2 3.03m x 2.95m (9'11" x 9'8") Bedroom 4 2.21m x 2.90m (7'3" x 9'6")

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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