



Greenacre Way, Shaftesbury

Asking Price £310,000

Greenacre Way, Shaftesbury, Dorset, SP7 8FT

·Modern Three Bedroom Home ·Popular & Convenient Location ·Dual Aspect Kitchen Breakfast & Sitting Rooms ·Principal Bedroom With Ensuite ·Immaculate Condition Throughout ·Landscaped Rear Garden ·Parking & Garage ·EPC: C

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops, veterinary practice and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their miles of peaceful public footpaths and bridleways.

DESCRIPTION

Presented in immaculate condition throughout, this three-bedroom semi-detached house is a delightful example of modern home situated within a popular residential area of Shaftesbury. A generous, central hallway provides access to all areas of the home including the kitchen breakfast room that spans the full depth of the home and takes advantage of dual aspect windows to allow for plentiful natural light.



The kitchen is an attractive, white and grey combination suite set under grey work surfaces with the current owners having increased the level of floor mounted storage cupboards and surface areas. Furthermore, there are a multitude of built in appliances and French Doors leading onto the garden. Similarly, the sitting room also enjoys views over the garden via the French Doors whilst the room itself allows for plentiful, typical living furniture. The ground floor is completed via a useful under stair storage cupboard and cloakroom.

Upstairs boasts three bedrooms, the largest of which is a fantastic size and benefits from built in wardrobes and ensuite shower room. The remaining rooms are again of comfortable proportion to provide bedroom or study solutions as required whilst the family bathroom is again a sizeable, modern, tiled suite.





OUTSIDE

The rear garden is of a private nature and is enclosed to all sides. The garden has been tastefully landscaped and presents a perfect outside entertaining space. An artificial lawn is present for ease of maintenance as well as an abundance of attractive and colourful shrubbery.

The garage can be accessed from the garden via a side gate and benefits from an up and over electric door as well as power and lighting. The allocated parking space is conveniently positioned in front of the garage.

SERVICES

All mains services are connected.

TENURE

Freehold.

LOCAL AUTHORITY

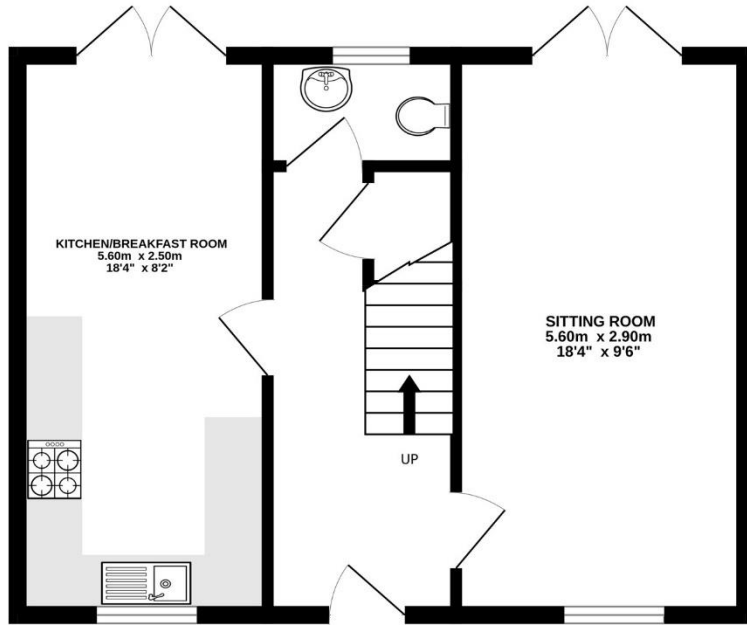
Dorset Council Tax Band C.

VIEWINGS

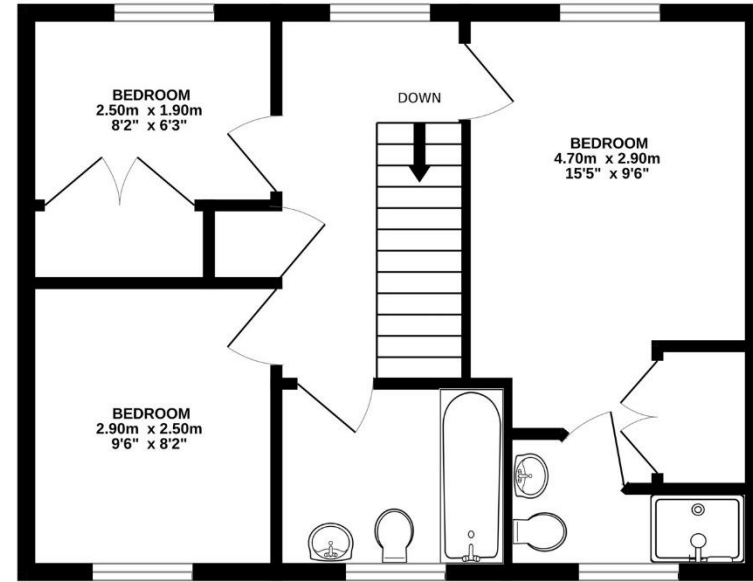
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GROUND FLOOR
42.0 sq.m. (452 sq.ft.) approx.



1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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07 March 2024