



Maple Road, Shaftesbury

Asking Price: £292,000

Maple Road, Shaftesbury, Dorset, SP7 8FR

- Former Show Home
- No Forward Chain
- Several Enhanced Features Throughout
- Modern Three Bedroom Property
- Ensuite To Main Bedroom
- Landscaped Rear Garden
- Garage & Parking
- EPC: B

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.

THE PROPERTY

Boatwrights Estate Agents are delighted to offer to the market this modern three-bedroom home that previously formed the show home for the development.

Upon entering you are met with a generous hallway with access to a cloakroom before leading through to the main sitting room.



Here, a large front window along with split wooden and glass panel internal doors allow for plentiful natural light whilst the room itself offers space for all typical living furniture set against an attractive wooden engineered flooring.

The kitchen breakfast room features stylish Metro tiles, high gloss cupboards and a quartz work surface with tiled flooring and room for freestanding appliances alongside the integral oven and dishwasher.

Upstairs the attention to detail continues with a principal bedroom that has been enhanced via built in wardrobes and a tiled ensuite shower room. The two remaining bedrooms are again of good proportions with the three-piece family bathroom concluding the accommodation.





OUTSIDE

Front: A low level brick wall encloses the house with a lawn and further slate shingle area to form a low maintenance front garden.

Access is provided to the rear of the property of which features a wider than average garage and additional, allocated parking space.

Rear: The rear garden has been landscaped to boast a lawn edged with railway sleepers, hardstanding seating area to the rear and enlarged patio accessed immediately from the house.

The garden also offers external power points, lighting and an outdoor tap.

SERVICES

All mains services are connected.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band C.

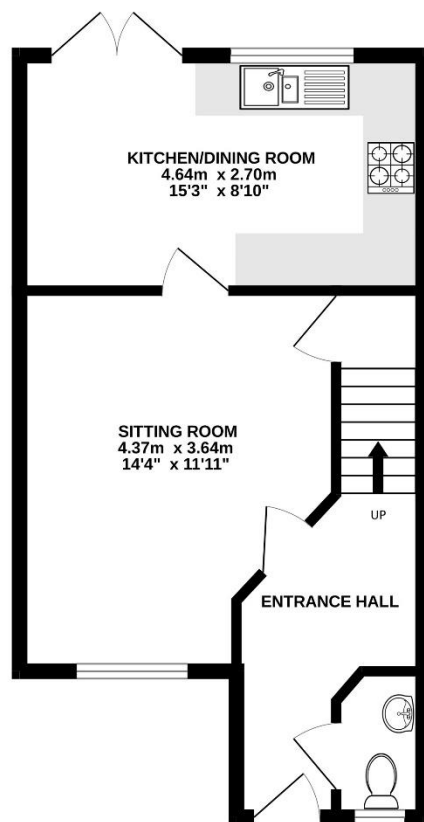
VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.
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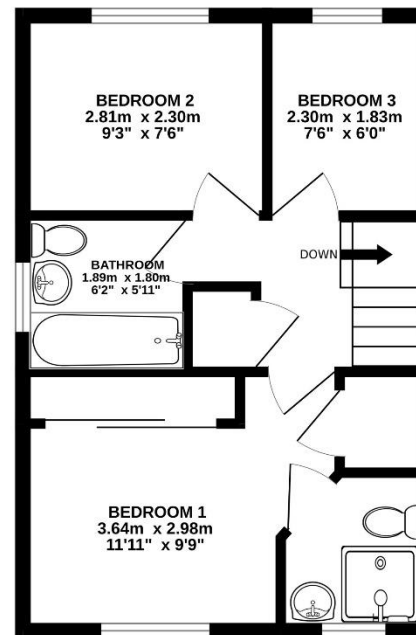




GROUND FLOOR
36.4 sq.m. (392 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 69.3 sq.m. (746 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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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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