



Maple Road, Shaftesbury

Asking Price: £265,000

Maple Road, Shaftesbury, Dorset, SP7 8FR

- No Forward Chain
- Enviably Positioned Within The Development Overlooking A Green
- Additional Upgrades/Extras From New •Driveway Parking
- Principal Bedroom With Ensuite •Kitchen Breakfast Room
- Enclosed, Private Rear Garden With A Southerly Aspect •EPC: B

LOCATION

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 farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd, Bryanston, and St Mary's amongst many others.

THE PROPERTY

An extremely well-presented, three-bedroom home that includes several additional upgrades from new. The property sits within a fantastic spot of the development overlooking a green.

The accommodation is entered via a useful hallway, complete with tiled flooring for ease, before leading through to the main sitting room of which provides ample room for all typical living furniture whilst taking in the view across the green and treeline beyond. A useful under stair storage cupboard also features. Overlooking the garden to the rear of the home is the kitchen breakfast room that includes an array of floor and wall mounted storage cupboards, tiled finish, appliance spaces and room for a dining table. Half glass internal doors allow plentiful natural light to fill the home creating a bright and inviting space.

Upstairs the comfortable proportioned rooms continue with three bedrooms and a three-piece family bathroom. Both the ensuite in the principal bedroom and family bathroom have been tiled throughout whilst also featuring spotlights.



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OUTSIDE

Front: A hardstanding driveway provides off-road, tandem parking. Gated rear access is also available.

Rear: Predominantly laid to lawn, the rear garden is a private space that faces South West to maximise sunlight. A storage shed also features.

TENURE

Freehold. Please be advised a yearly estate charge is applicable for this home.

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWING

Strictly by appointment only via Boatwrights Estate Agents.

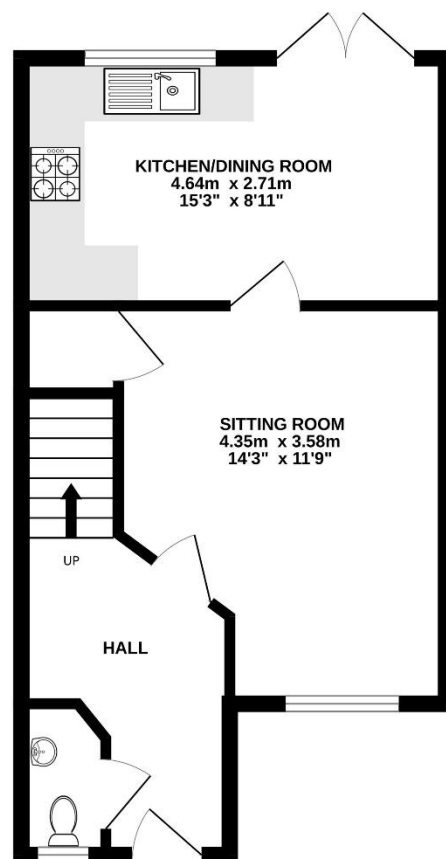
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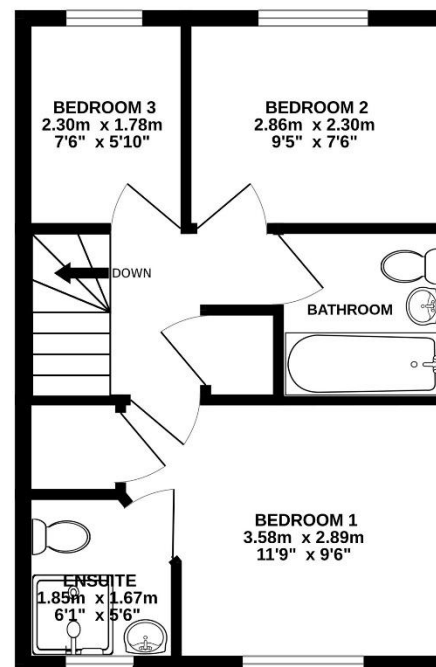
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GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.



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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