



Yeatmans Close, Shaftesbury

Offers Over: £500,000

Yeatmans Close, Shaftesbury, Dorset, SP7 8LU

- **Detached Four Bedroom Home Offering Great Flexibility**
- **Extended To Incorporate Additional Reception Spaces**
- **Dual Aspect Kitchen Diner With Separate Utility Room**
- **Popular Residential Area On The Outskirts of Shaftesbury Town Centre**
- **Outside Office Spaces Complete With Power Supply**
- **Elevated Views Across The Blackmore Vale**
- **Driveway Parking & Integral Garage** • **EPC: Awaited**

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, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others.

THE PROPERTY

A practical and spacious four bedroom detached home, complete with outbuildings and a garage, situated within the highly popular Enmore Green area of Shaftesbury.

The accommodation is traditionally split over two storeys with the ground floor boasting a wealth of accommodation to include a dual-aspect sitting room, with doors leading to the conservatory, as well as a second reception room that creates an ideal family/play room or home office. Furthermore, is the brilliant kitchen breakfast room that again features a dual aspect to allow for plentiful natural light whilst the separate utility room is of great convenience.

Upstairs, there are four well-proportioned bedrooms, including one with an en suite to create the ideal guest room. The remaining bedrooms are served by a modern family bathroom of which features a walk-in shower and separate deep soak bath.



A further highlight of the upstairs is the expansive landing area that creates a wonderful relaxation spot.

With multiple reception rooms, spacious accommodation, and a practical layout, this vibrant home is perfect for families seeking space, light, and flexibility in a well-connected location.





OUTSIDE

Front: A hardstanding driveway allows for plentiful off-road parking with an integral garage offering additional parking or storage options as desired. The remainder of the front garden is a delightful combination of well-kept lawn and shrubbery to provide colour.

Rear: The rear garden is a fantastic space that occupies a split level. Initially accessed directly from the home is a sizeable patio and lawn, as well as access to two outdoor office spaces complete with a power supply. A further seated area is then positioned to the rear of the garden before steps lead up the incline through the embellishing flower beds and towards a wild garden at the highest point of the garden. It is from here the views a most spectacular across the Blackmore Vale.

COUNCIL TAX

Dorset Council Tax Band E.

TENURE

Freehold.

SERVICES

All mains services are connected.

VIEWINGS

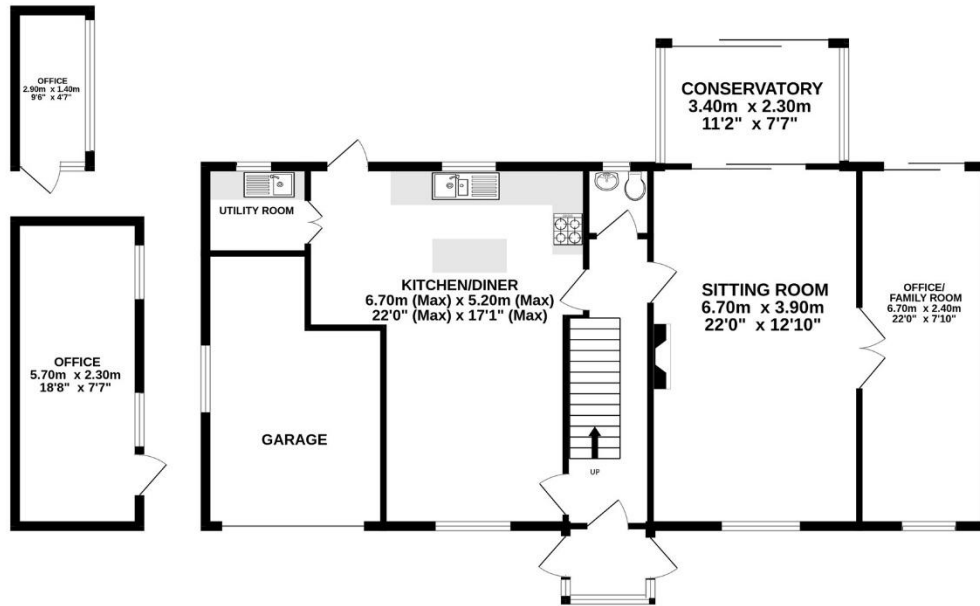
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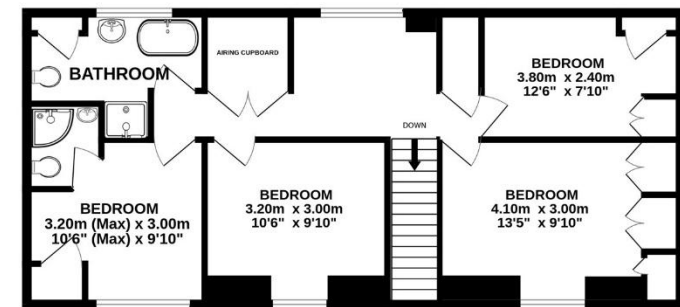
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GROUND FLOOR
124.8 sq.m. (1343 sq.ft.) approx.



1ST FLOOR
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 188.7 sq.m. (2031 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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