

H·A·M·B·L·E·D·O·N



92 Linden Park

Shaftesbury, Dorset

£469,950



## Linden Park

Shaftesbury  
Dorset  
SP7 8RN

Four bedroom detached home | Off road parking | Garden room | Well situated for local amenities | Ensuite shower room

92 LINDEN PARK is a fantastic four bedroom detached house built of mellow brick elevations under a tiled roof situated in this ever popular residential development in Shaftesbury. The accommodation comprises of four good sized bedrooms, sitting room, dining room, garden room, modern kitchen and a cloakroom. The property further benefits from a sunny south facing rear garden, off road parking for two vehicles, no onward chain and a single garage that's been partially converted into a workroom/utility space.

Enjoying a quiet and enviable position the house is conveniently located between both local primary and secondary schools with the town centre High Street being a short walk away providing a range of local amenities including shops, supermarkets, restaurants and churches.

An early viewing is highly recommended to avoid disappointment.



**Approached** via easy pull in from the road onto a tarmac driveway providing off road parking for two vehicles. A shallow step leads up to the front door covered by a pitched tiled canopy.

**ENTRANCE HALL:** A part glazed UPVC front door opens into a good sized reception hall with radiator, stairs to first floor, door into sitting room.

**SITTING ROOM ( 15'5 x 15'6 )** Is of good proportions with UPVC double glazed window to front aspect, feature limestone fireplace and surround housing a electric flame effect fireplace creating a cosy focal point, TV point, dado rail, radiator, archway into dining room, door into kitchen, door into inner hallway.

**CLOAKROOM:** Modern white suite comprising of a low level wc, wash hand basin, tiled floor, radiator, UPVC double glazed obscure window.

**DINING ROOM ( 8'6 x 9'1 )** Archway from the sitting room leads into a dining area with ample space for a table and chairs, radiator, dado rail, double glazed sliding doors lead into the garden room.

**KITCHEN ( 14'9 x 8'6 )** A good sized kitchen fitted with a matching range of painted wooden wall and floor cupboards, drawers and trim with contrasting work tops over, inset four ring induction hob with stainless steel extractor fan over, inset china clay sink and drainer unit with chrome mixer tap, under counter lighting, integral mid height electric oven and microwave, space and plumbing for freestanding dishwasher, space for a tall fridge freezer, under counter space for further appliances, UPVC double glazed windows to rear aspect over looking the garden, UPVC double glazed door leads out to the garden, tiled flooring, ceiling spot lights.

**GARDEN ROOM ( 10'5 x 9'5 )** A thoughtful addition with a range of possible uses built of brick and UPVC construction with a pitched tiled roof, double doors open out onto the garden, radiator, light and power points, double glazed sky light.





**UTILITY/WORK ROOM ( 9'3 x 8' )** Formerly part of the garage this room has a range of possible uses but currently serves as a utility space and home office. Recently installed gas combi boiler, door into garage storage.

**LANDING:** Stairs rise from the ground floor to an open landing area with doors to further rooms, loft hatch, shelved airing cupboard.

**MASTER BEDROOM ( 12'8 x 10' )** A good sized double bedroom with built in double wardrobes with hanging rail, UPVC double glazed window to leafy front aspect, radiator, over stairs storage cupboard, door into ensuite.

**ENSUITE SHOWER ROOM:** A modern white suite comprising of a low level wc with a concealed cistern, wash hand basin sat atop a useful bathroom storage unit, glazed corner shower enclosure with wall mounted shower fittings, wood effect vinyl flooring, UPVC double glazed obscure window, heated towel rail, tiled walls.

**BEDROOM TWO ( 11'9 x 9'1 )** Another good sized double bedroom with UPVC double glazed window to sunny rear aspect, built in double wardrobe with hanging rail, radiator, TV point.

**BEDROOM THREE ( 12' x 8' )** An ample double bedroom with built in double wardrobes with hanging rail, radiator, UPVC double glazed window to leafy front aspect.

**BEDROOM FOUR ( 9'10 x 8' )** A small double or large single bedroom with built in wardrobe, UPVC double glazed window to sunny rear aspect, radiator.

**FAMILY BATHROOM:** A modern white suite comprising of a panel enclosed bath with wall mounted shower fittings, low level wc with concealed cistern, wash hand basin sat atop useful bathroom storage unit, fully tiled walls, wood effect flooring, heated towel rail, UPVC double glazed obscure window.



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**OUTSIDE:** The rear garden is a delightful feature of the property being of a good but manageable size and enjoying a sunny south facing aspect. Laid predominantly to lawn with raised herbaceous and flowerbed borders with a pathway leading through the garden to an area of brick edged gravel patio and to a large timber panel shed. The garden is fully enclosed by timber panel fencing and sturdy brick walls with a wooden side gate leading to the front. Outside tap.

**GARAGE STORE ( 8'2 x 8' )** Up and over metal door opens into a useful garage storage space with power points.

**SERVICES:** Mains drainage, mains gas, electric, water, TV, telephone & wifi.

Council Tax Band: E

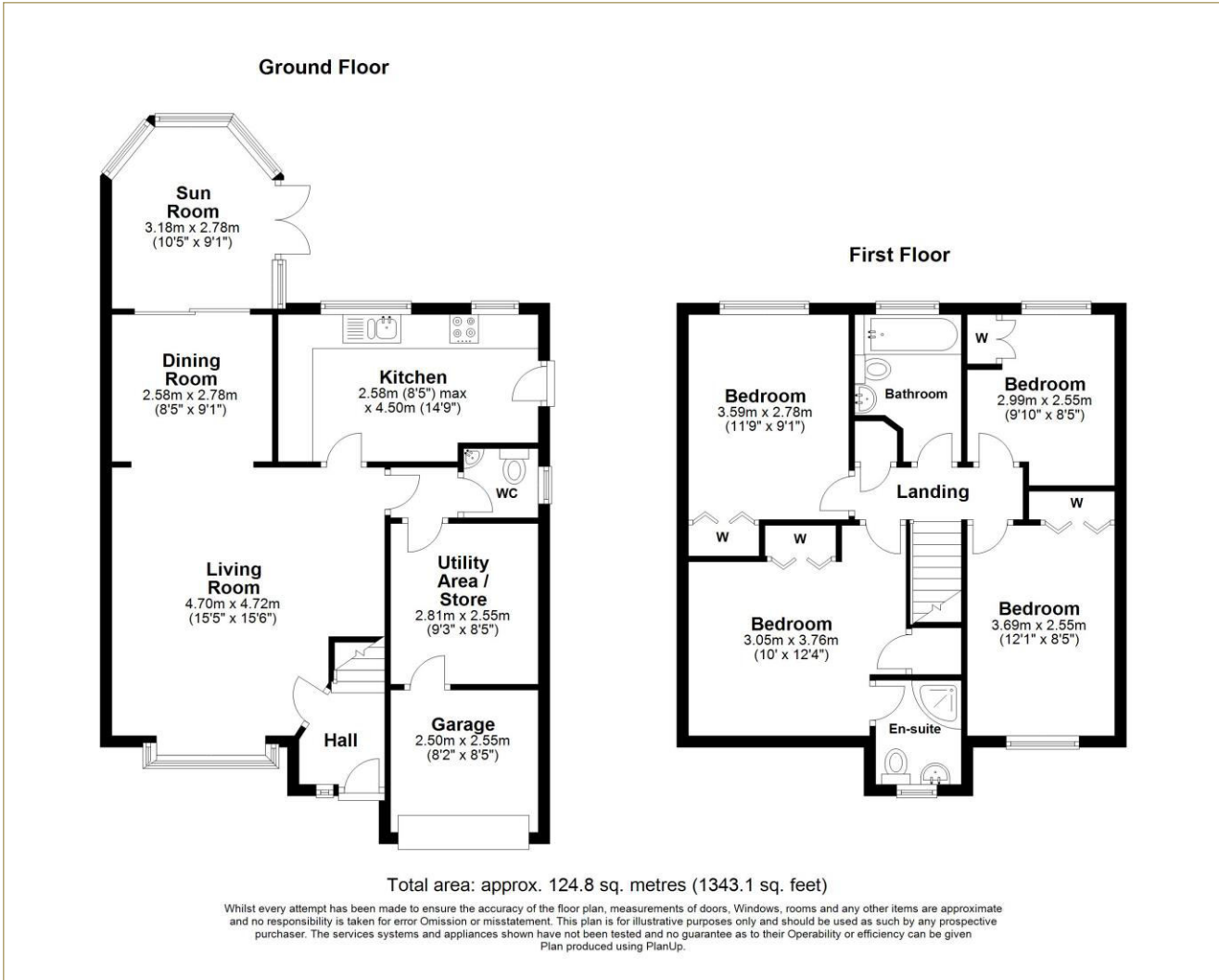
EPC Rating: TBC

Tenure: Freehold

**VIEWINGS BY APPOINTMENT ONLY**







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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