



**Connells**

Linden Park  
SHAFTESBURY



## Property Description

A well-presented four-bedroom detached home situated in a sought-after area of Shaftesbury, offering spacious and versatile accommodation ideal for family living.

The ground floor comprises a comfortable lounge, a separate dining room with patio doors opening onto the garden, a fitted kitchen, utility room, and a convenient downstairs cloakroom. Upstairs, there are four bedrooms, including a master bedroom with ensuite space with plumbing in place for a bathroom suite, along with a family bathroom.

Externally, the property benefits from driveway parking to the front leading to an integral garage. To the rear is a low maintenance garden featuring a patio seating area, a lawn, and two timber sheds, providing useful storage space.

## Entrance Hall

UPVC door to the front and stairs to the first floor.

## Lounge

Double glazed bay window to the front, hard wood flooring, archway to the dining room and a radiator.

## Dining Room

Double glazed patio doors to the rear and a radiator.

## Kitchen

Double glazed window to the rear, fitted kitchen with wall and base units, work surfaces, electric oven and gas hob, extractor fan and space for a fridge/freezer.

## Utility Room

Plumbing for a washing machine and dishwasher, sink and an overhead cupboard.

## Landing

Access to the loft which is boarded.

## Bedroom One

Double glazed window to the front, double built in wardrobe and a radiator.

## Ensuite

Double glazed window to the front, plumbing for a bathroom suite.

## Bedroom Two

Double glazed window to the front, built in wardrobe and a radiator.

## Bedroom Three

Double glazed window to the rear, built in wardrobe and a radiator.

## Bedroom Four

Double glazed window to the rear and a radiator.

## Bathroom

Bath with a shower over, WC, wash hand basin and a radiator.

## Parking

Driveway parking to the front of the property in front of the garage.

## Front Garden

Area laid to lawn with the remainder laid to driveway with a side access gate to the side to the rear garden.

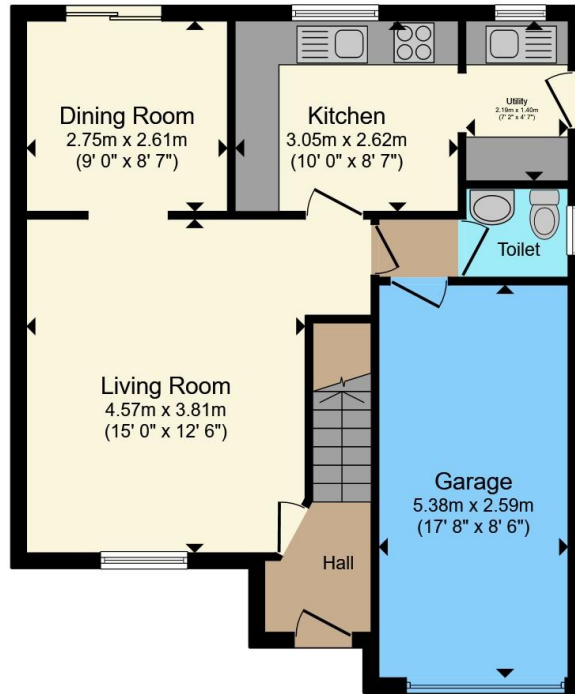
## Rear Garden

Patio seating area with the remainder laid to lawn, flower bed to the one side, side access gate to the front of the property and two timber sheds.

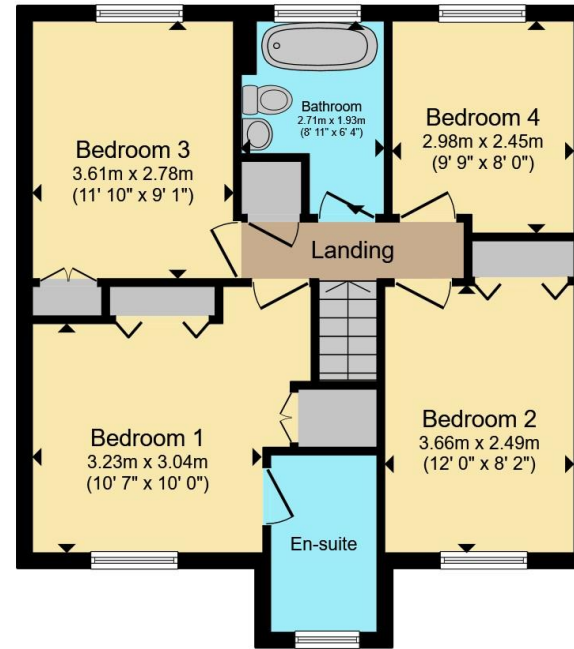








**Ground Floor**



**First Floor**

Total floor area 115.4 m<sup>2</sup> (1,243 sq.ft.) approx

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EPC Rating: D Council Tax Band: E

Tenure: Freehold

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