



**Connells**

Anstee Road  
Shaftesbury



## Property Description

Situated in the popular town of Shaftesbury, Connells are pleased to bring to market this three-bedroom detached home with off-street parking and a garage. The property offers spacious ground-floor living accommodation, with three bedrooms upstairs including an en-suite to the main bedroom and a family bathroom.

### Entrance Hall

Double glazed door to front, glass balustrades, open space under the stairs for storage, double glazed window to side radiator.

### Cloakroom

WC, wash hand basin and a radiator.

### Lounge

Double glazed window to the front, log burning stove, LVT wood flooring and a radiator.

### Kitchen/Diner

Double glazed window to rear, fitted kitchen comprising of wall and base units, work surface incorporating stainless steel sink and drainer, electric oven and gas hob, cookerhood, space for fridge freezer, central heating boiler, radiator, french doors leading to rear garden, breakfast bar.

### Utility Room

Wall and base units, work surface, radiator, plumbing for washing machine, integrated dishwasher and a double glazed door to side.

## Bedroom One

Double glazed window, built in wardrobes and a radiator.

## Ensuite

Double glazed window to front, fully tiled, walk in shower with a ceiling mounted rain head, wash hand basin, built in vanity units, extractor fan, low level WC, dual heated towel rail and a heated mirror to the ceiling.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the rear, access to the loft which is well lit and partially boarded and a radiator.

## Bathroom

Double glazed window, bath with shower over, WC, wash hand basin and a heated towel rail.

## Parking

Driveway parking for 2/3 cars leading to the garage.

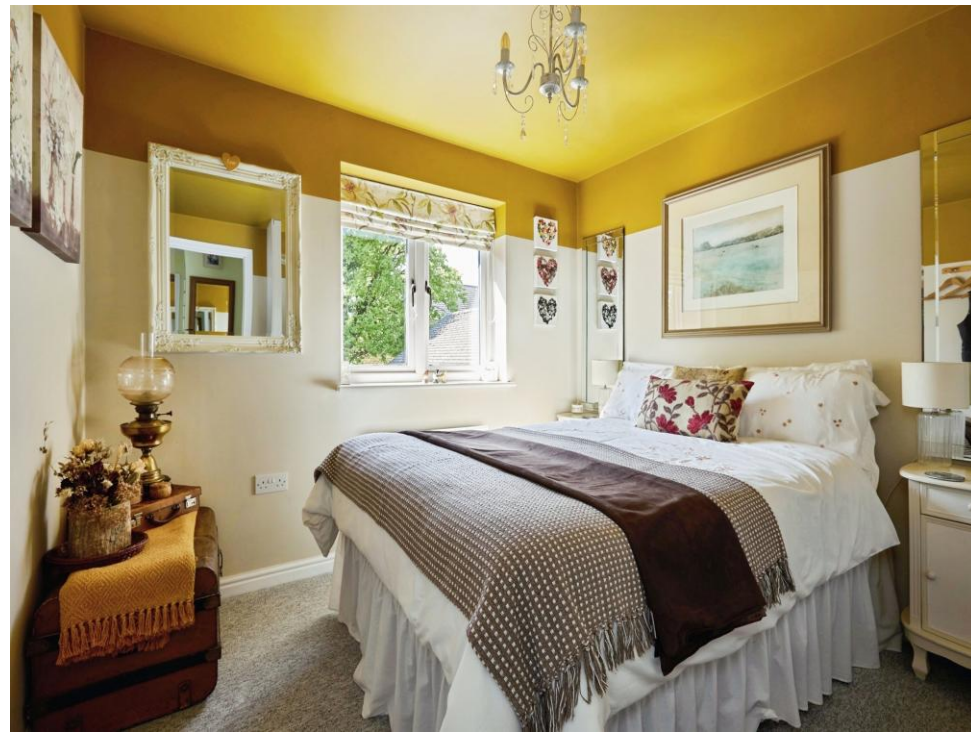
## Garage

Garage which has a partition across and a door into the garden.

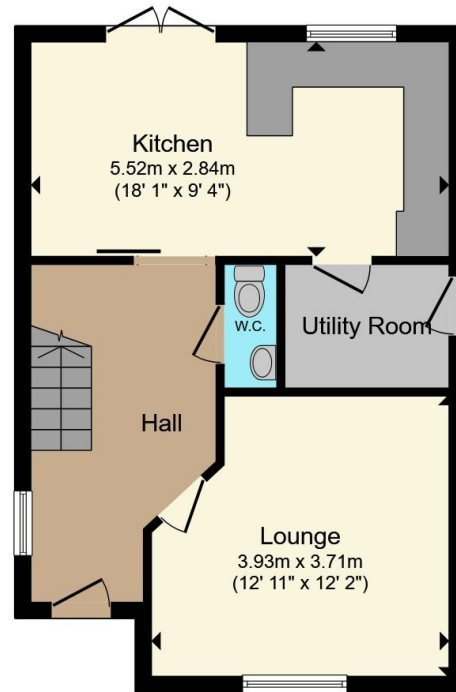
## Garden

To the rear there is a lovely well established garden with a decked seating area from the kitchen with a pergola, the remainder of the garden is laid to patio with a raised lawn area to the rear with a further covered seating area to the rear of the garage, perfect for entertaining.

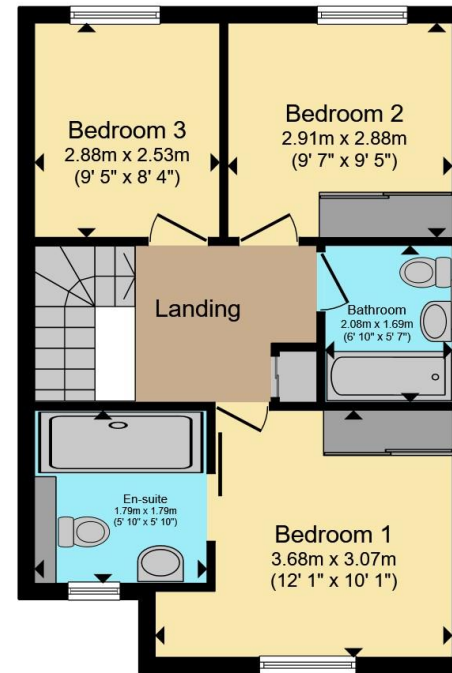








**Ground Floor**



**First Floor**

Total floor area 89.5 m<sup>2</sup> (963 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
SHAFTESBURY SP7 8JG

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SFT305036](http://connells.co.uk/Property/SFT305036)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SFT305036 - 0014