

H·A·M·B·L·E·D·O·N



1 Gower Road

Shaftesbury, Dorset

Guide Price £350,000

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Shaftesbury

Dorset

SP7 8RU

Detached House | Four Bedrooms | Ample Off Road Parking | Sunny Rear Garden | Popular Location | Two Reception Rooms

1 GOWER ROAD is a spacious and well appointment four bedroom detached family home built of mellow brick elevations under a tiled roof. The property has been improved and maintained to a high standard by the present owners to create a bright and comfortable home all presented in good decorative order throughout.

The versatile accommodation comprises of four bedrooms, 20ft kitchen breakfast room, sitting room, dining room/study, cloakroom, family bathroom and utility room with the property further benefitting from a sunny rear garden and ample off road parking. The property is ideally situated in a popular residential location close to all local amenities including both primary and secondary schools, shops, super markets, local transport links and the bustling High Street.

This property must be viewed to be fully appreciated.



APPROACHED Via easy pull in from the road onto a wide gravel drive way providing off road parking for several vehicles.

ENTRANCE PORCH: Open faced timber clad entrance porch with part glazed front door opening into:

ENTRANCE HALL: Bright and airy reception area with wood effect flooring, radiator, stairs to first floor and doors to further rooms.

CLOAKROOM: Modern white suite comprising of a low level wc and wash hand basin with wood flooring, radiator, obscure UPVC window.

SITTING ROOM (15'9 x 10'7) Is of good proportions, bright and airy, with UPVC double glazed window to front aspect, feature fireplace creating a cosy focal point, TV point, radiator, door into:

DINING ROOM/STUDY (9' x 8'6) A useful additional room currently serving as a study but could easily be used as a dining room or a ground floor bedroom, UPVC double glazed window to front aspect, radiator.

KITCHEN BREAKFAST ROOM (20' x 8'7) An impressive room of excellent proportions being well equipped and fitted with a matching range of wall and floor cabinet, drawers and trim with contrasting roll edge work surfaces over, inset china clay sink and drainer unit with chrome swan neck mixer tap, space for large range cooker with Smeg extractor hood over, tiled splash backs, space and plumbing for washing machine, integral dishwasher, integral fridge and separate freezer, wood effect flooring, UPVC double glazed window to rear aspect, wall mounted gas combi boiler, inset spot lights, ample space for dining table and chairs, radiator, UPVC double glazed french doors open out to the rear garden.

UTILITY ROOM (9' x 7') A surprisingly large and useful room being an ideal storage space with ample coat and shoe racks with alcove space for additional appliances, separate under stairs cupboard.



LANDING: Stairs rise from ground floor to landing area with loft hatch, airing cupboard, radiator and UPVC double glazed window providing natural light.

MASTER BEDROOM (10'5 x 10') A nice sized double bedroom with ample built in wardrobes with hanging rails, radiator, TV point, UPVC double glazed window to rear aspect.

BEDROOM TWO (11'8 max x 9') Another ample double bedroom with UPVC double glazed window to rear aspect, radiator, alcove space ideal for freestanding bedroom furniture.

BEDROOM THREE (10'2 x 7'9) A small double bedroom with UPVC double glazed window to front aspect, TV point, radiator, alcove storage space.

BEDROOM FOUR (10 x 7'5) A small double bedroom with UPVC double glazed window to front aspect, radiator, alcove storage space.

FAMILY BATHROOM: Modern white suite comprising of panel enclosed bath with wall mounted power shower, part tiled walls, wood effect flooring, radiator, low level wc, pedestal wash hand basin, UPVC obscure double glazed window, extractor fan.



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OUTSIDE: The rear garden is a delightful feature of the property being laid mainly to mature lawn with raised flower bed and established shrub borders with an area of fantastic decked patio with wooden pergola creates a delightful area to enjoy the afternoon sun. Another area of raised decking to the rear of the garden provides another seating area or ideal space for a shed/greenhouse. The garden is fully enclosed by timber panel fencing and mellow brick walls enjoying a sunny and sheltered position. A timber gate to the side gives access to the front and a wooden door from the patio opens into a large timber storage shed.

SERVICES: Mains gas, electric, mains drainage, water, telephone.

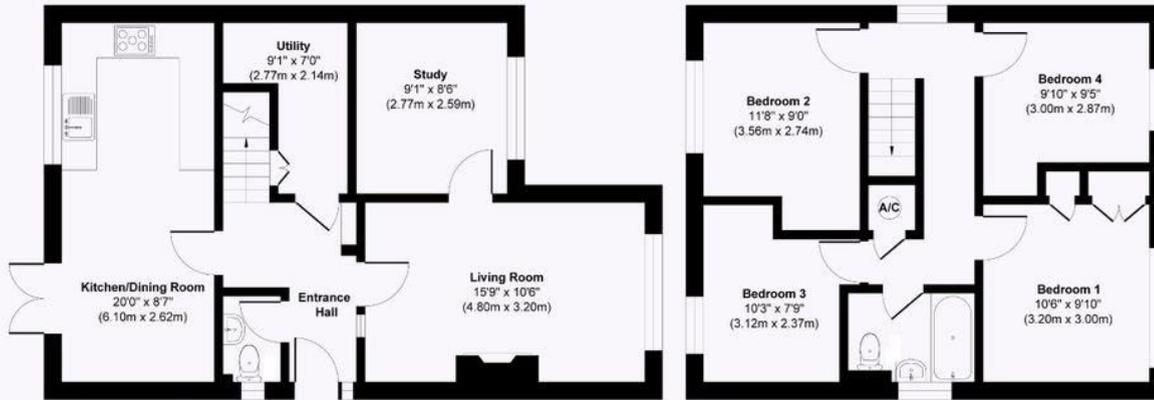
TENURE: Freehold

COUNCIL TAX: D

EPC RATING: C



Gower Road, Shaftesbury, Sp8



Ground Floor
Approximate Floor Area
579 sq. ft
(53.85 sq. m)

First Floor
Approximate Floor Area
502 sq. ft
(46.66 sq. m)

Approx. Gross Internal Floor Area 1081 sq. ft / 100.51 sq. m

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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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