





8 Pix Mead Gardens, Shaftesbury, Dorset, SP7 8BZ

What 3 Words: ///giants.radically.marmalade



Key Features

- No Forward Chain
- Popular Cul-De-Sac On The Outskirts Of Shaftesbury
- Opportunity To Modernise
- Westerly Facing Rear Garden
- Driveway Parking & Integral Garage

Tenure: Freehold | **EPC Rating:** D | **Council Tax Band:** E |

Services: All mains services are connected

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 and Bryanston amongst many others.

Overview

A well-proportioned, four-bedroom detached home situated within a quiet cul-de-sac on the outskirts of Shaftesbury. The property benefits from being sold with no forward chain.

Inside the Home

The ground floor comprises a generous entrance hall with access first leading to the front sitting room, complete with a large window to allow for plentiful natural light. The kitchen & dining room have been opened into one room to provide an ideal entertaining or family space, whilst French Doors lead into the garden.

A useful garden room is a later addition that adds flexibility to the property, whilst a cloak room and integral garage also feature.

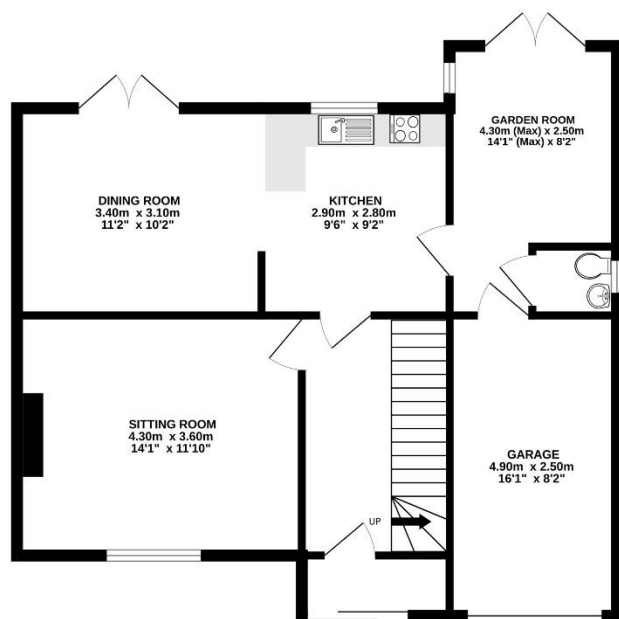
The first floor boasts four bedrooms, with the principal room also benefitting from an ensuite shower room and multiple built-in wardrobes. Completing the home is a tiled family bathroom.

Outside Space

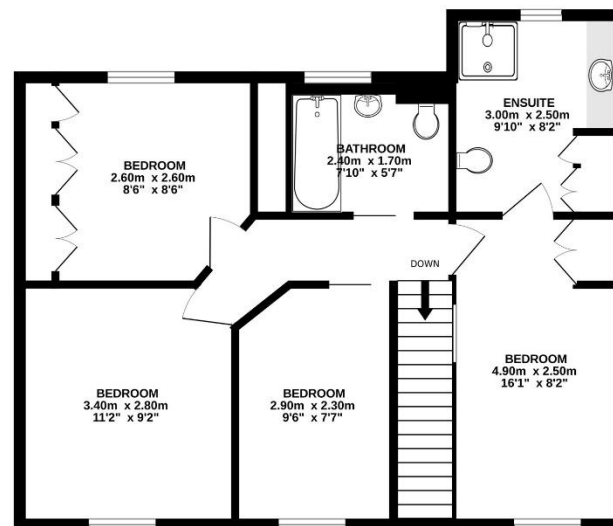
Front: A gated driveway allows for off-road parking and access to the single garage, with the remainder being laid to lawn and established flowerbeds. Gated side access also features.

Rear: The westerly facing garden enjoys afternoon sun and again is predominantly laid to lawn although a patio also features directly from the dining area of the home. A storage shed is positioned to the rear of the garden.

GROUND FLOOR
66.7 sq.m. (717 sq.ft.) approx.



1ST FLOOR
62.1 sq.m. (669 sq.ft.) approx.



TOTAL FLOOR AREA : 128.8 sq.m. (1386 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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