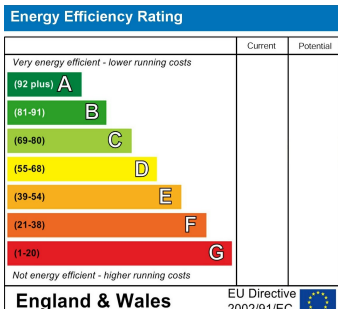


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Niveus Walk  
Shaftesbury

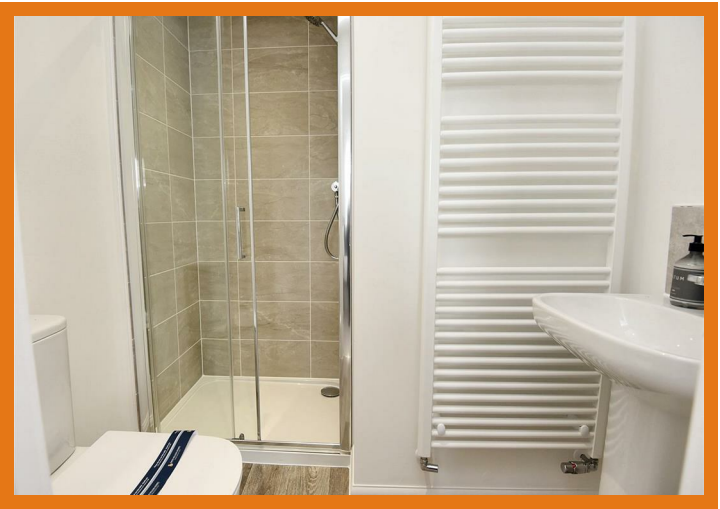
Asking Price  
£370,000

Arranged over three well-designed floors and extending to 1,179 sq ft (109 sq m), this semi-detached home provides modern, comfortable living in a convenient Shaftesbury location—ideal for families and professionals alike.

Upon entering, you will find a welcoming hall with a practical utility cupboard and a versatile study, perfect for those who work from home. There's also a spacious and bright contemporary living area, featuring a full-height bay window that floods the space with natural light and doors opening straight out to the garden. The kitchen area has ample cupboard space and built-in appliances, making it a delightful area for culinary enthusiasts with a seamless flow to the living area that creates an inviting atmosphere for socialising with friends or relaxing with family. The first floor has a good sized comfortable sitting room that serves as an ideal space for movie nights or quiet evenings. The principal bedroom comes complete with an en-suite shower room, providing a private retreat. On the top floor, you will find two generously sized double bedrooms and a bathroom, ensuring ample space for family or guests. Outside, the property features a turfed garden ready for your own design, and there's parking for two vehicles. Environmentally conscious buyers will appreciate the photovoltaic panels and water recovery systems, designed to reduce energy costs and promote sustainability.

Located on the fringe of town, this home offers easy access to lo





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the study, kitchen/dining family room and to the cloakroom, which is fitted with a pedestal wash hand basin and a WC. Also in the hall is a handy utility cupboards with plumbing for a washing machine. The floor is laid in an attractive and stylish wood effect Amtico. The study looks out to the front and makes a great work from home space.

At the back of the house is a bright and spacious open plan living space - a great social area. There's a large bay window with full height windows and double doors out to the garden and plenty of space for relaxing and dining. The kitchen area is fitted with soft closing contemporary units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting underneath. You'll find a generous amount of work surfaces with a matching upstand and a stainless steel sink and drainer with a swan neck mixer

tap. The oven is built in with a gas hob above, which has a metal splash back and extractor hood over. The dishwasher and fridge/freezer are integrated.

##### First Floor

On this level you will find a bright sitting room with windows to the rear and ample room for settees and armchairs.

There's also the generously sized principal bedroom with an en-suite shower room.

##### Second Floor

Here, you will find the main bathroom and two well proportioned double bedrooms.

#### Outside

##### Parking

There is parking for two cars on the drive that is located to the side of the house.

##### Garden

The rear garden is laid to turf and ready for your own landscaping design.

#### Useful Information

Energy Efficiency Rating B  
Council Tax Band tba  
Argon Filled uPVC Double Glazing  
Gas Fired Central Heating with Dual Zone Control

Mains Drainage  
Freehold  
Photovoltaic Solar Panels  
No Onward Chain  
Schemes Available  
Site Management Fee ????

\*The photos shown are of view homes at Niveus Walk. Actual plot specifications, layouts and materials may vary. Please contact the sales office for full details.\*

#### Location and Directions

The property is located on the fringe of the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The development is within easy reach of the town centre, which has a range of facilities close by that include supermarkets and take-out outlets. The town has a wonderful range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's. Postcode - SP7 8QF  
What3words - ///hexes.chess.emerge

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.