





Linden Park, Shaftesbury, Dorset, SP7 8RN

What 3 Words: ///showering.boxing.crate



## Key Features

- Detached Four Bedroom Home
- Highly Sought-After Location
- Extended To The Rear
- Modern Kitchen & Bathroom Suites
- Ensuite To Principal Bedroom
- Converted Garage To Offer Additional Living Space

**Tenure: Freehold | EPC Rating: Awaited | 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, Bryanston, and St Mary's amongst many others.

## Property Overview

A handsome, modern home located in the ever-popular Linden Park Development of Shaftesbury. The home offers four bedrooms, extended living accommodation, a delightful rear garden and plentiful off-road parking.

## Inside the Home

The accommodation is traditionally set over two storeys to include a sitting room complete with box bay window, a recently updated kitchen that extends into the conservatory/ dining room whilst a separate utility offers space for white goods. Having converted the garage, the space now provides extremely useful storage and a study positioned to the front of the property whilst the ground floor is then completed by a cloakroom.

Upstairs boasts four well-proportioned bedrooms, three of which feature built-in wardrobes whilst the principal bedroom also benefits from an ensuite shower room. The family bathroom has also been modernised and features a shower over bath unit.

## Outside Space

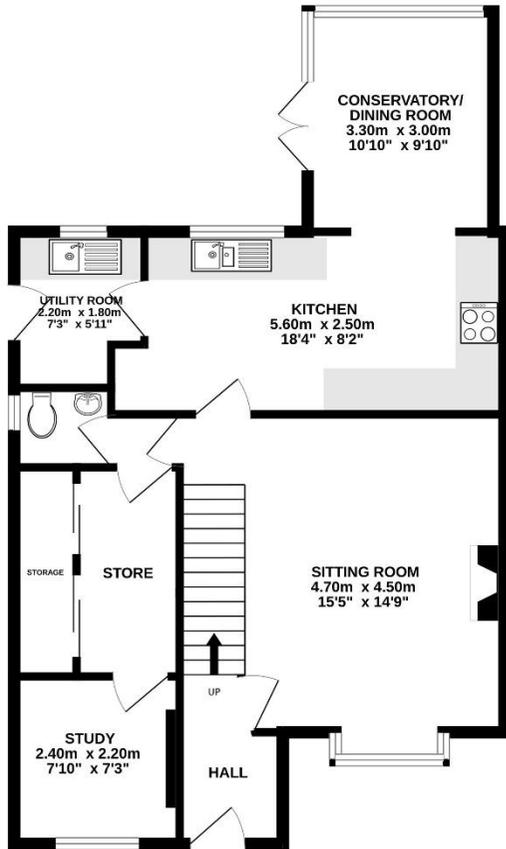
**Front:** A hardstanding driveway provides off-road parking for multiple vehicles.

**Rear:** The truly delightful rear garden has been lovingly landscaped to include a patio area, ideal for an outdoor dining set, whilst the well-kept lawn is bordered by a low-level stone wall and array of flowering shrubs.

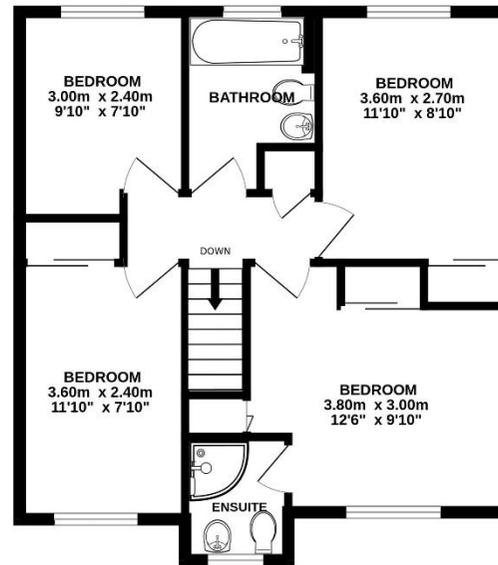
Numerous climbers adorn the panel fencing to add further colour to the garden whilst a useful wooden storage shed also features.

Strictly by appointment only via Boatwrights Estate Agents.  
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GROUND FLOOR



1ST FLOOR



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