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Layton Lane

Shaftesbury, Dorset

£550,000

32 Layton Lane

Shaftesbury

Dorset

SP7 8EY

Desirable Location | Three Double Bedrooms | Garage & Parking | Low Maintenance Rear Garden | Countryside Outlooks

32 LAYTON LANE is a deceptively spacious three bedroom chalet style house built of mellow brick elevations under a tiled roof. The property enjoys a quiet and convenient location on the southern flank of Shaftesbury being within close proximity of both the town centre and open countryside.

The accommodation comprises of three good sized bedrooms, en-suite shower room, 24ft sitting room, 18ft dining room, recently fitted kitchen and utility room. The house further benefits from ample off road parking, garage, landscaped low maintenance garden and open countryside outlooks.

The nearby town centre offers a range of local amenities including shops, supermarkets, restaurants, boutiques and local transport links with well known attractions such as the iconic Gold Hill and Shaftesbury Abbey also in walking distance.

An early viewing is highly recommended.



APPROACHED Via easy pull in from the road onto a sloped tarmac driveway that provides ample off road parking. Shallow steps lead up to:

ENTRANCE PORCH: UPVC double glazed front door leads into a good sized entrance porch of half glazed UPVC, half brick construction on a concrete base with coconut matt flooring and part glazed wooden inner door into:

DINING ROOM (18'5 x 11') A very large room with wooden flooring, UPVC double glazed picture window to front aspect enjoying open outlooks, radiators, ample space for a large dining table and chairs, archway leads into kitchen, door to lounge and oak stairs to first floor.

SITTING ROOM (24' x 12') Is of very impressive proportions with UPVC double glazed window to front aspect, feature fireplace with painted wooden surround and stone hearth housing a working wood burner, ample power points, TV point, radiators, UPVC double glazed doors open out to rear garden.

KITCHEN (14' x 12'6) The kitchen has been recently refitted with high quality bespoke fittings comprising painted wooden wall and floor cabinets, drawers and trim with polished oak work tops and counters, inset china clay sink and drainer unit with chrome mixer tap, integral twin double electric ovens with a five ring gas hob over, integral dishwasher, space for a tall fridge freezer, dual aspect UPVC double glazed windows to side and rear, polished limestone tiled flooring, ceiling spotlights, arch way into dining room, UPVC part glazed door opens onto the rear garden.

UTILITY ROOM/CLOAKROOM: A useful room fitting with a low level wc and matching pedestal wash hand basin, space and plumbing for washing machine and separate tumble dryer with worktop over, radiator, tiled flooring and UPVC obscure double glazed window.



LANDING: Oak staircase with hand rail leads up to an open landing area with UPVC double glazed window to rear aspect, loft hatch, large built in double storage cupboard.

MASTER BEDROOM (16'4 x 12') A very large bedroom of impressive proportions with ample built in storage, UPVC double glazed window to front aspect provides pleasant open outlook towards distant countryside, radiator, TV point, door into:

ENSUITE SHOWER ROOM: Modern matching white suite comprising of fully tiled double shower enclosure with wall mounted shower fittings, low level wc, pedestal wash hand basin, fully tiled walls and floor, UPVC double glazed obscure window, heated towel rail, extractor fan.

BEDROOM TWO (12' x 12'2) Another good sized double bedroom with UPVC double glazed window to front aspect enjoying an open green outlook, radiator, ample power points.

BEDROOM THREE (12' x 7'3) A good sized single bedroom that could also serve as a home office or study. UPVC double glazed window to rear aspect over looks the garden, radiator, ample power points.

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

TENURE: Freehold
Council Tax Band: E
EPC: C



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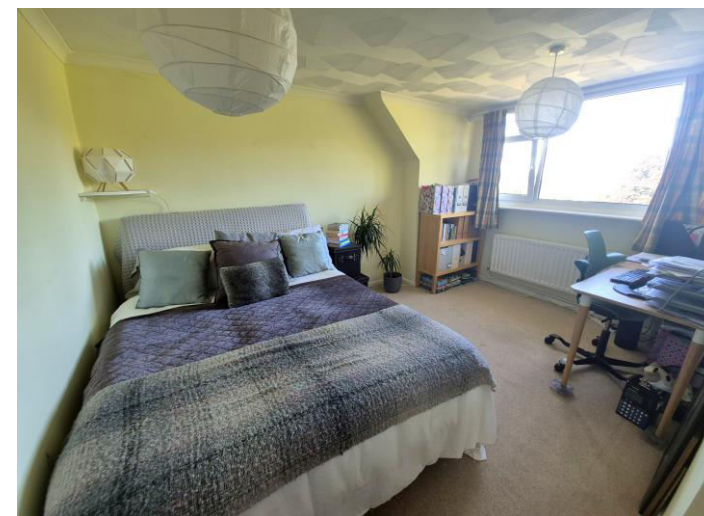
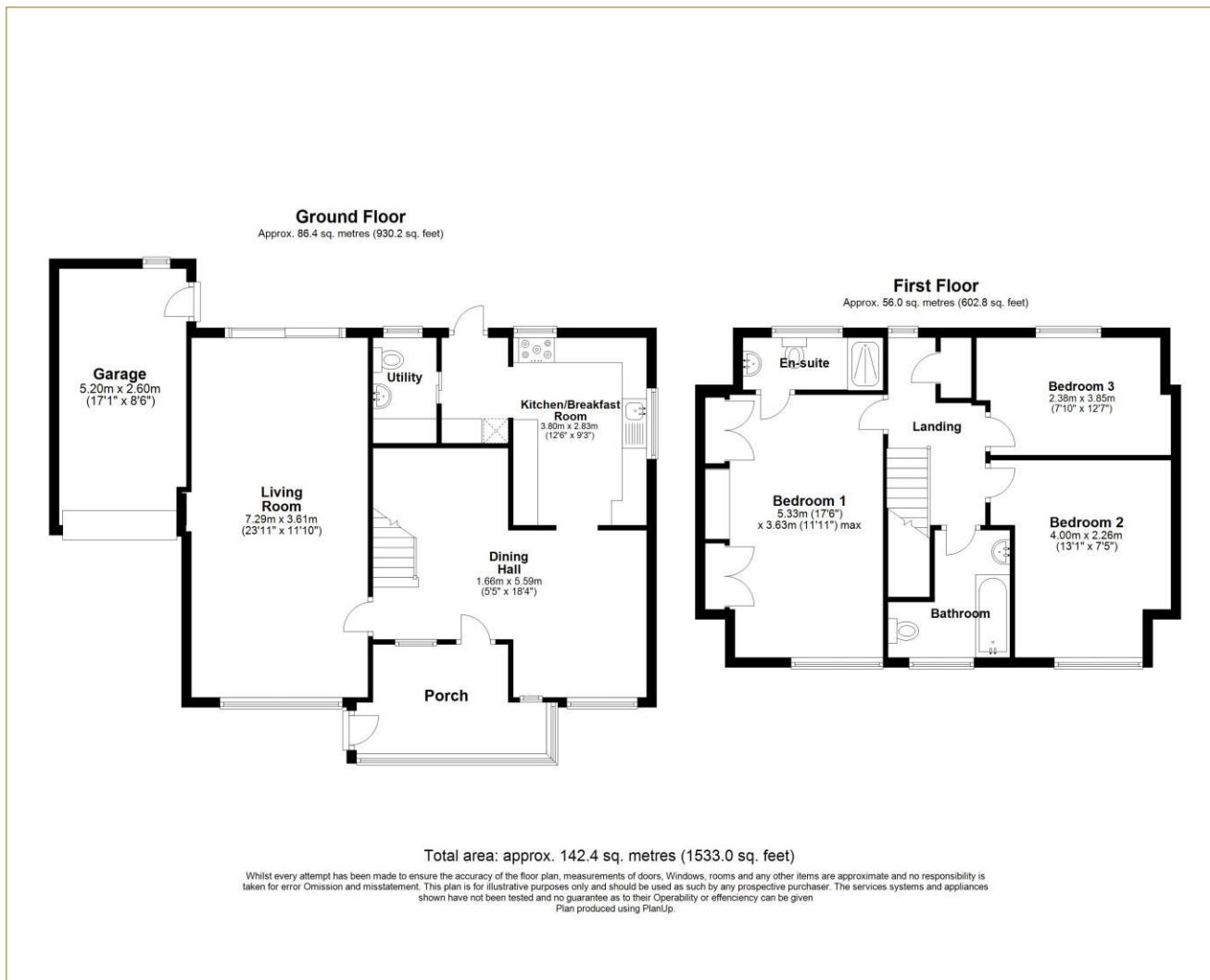


OUTSIDE: The rear garden is an attractive feature of the property having been thoughtfully landscaped over several tiers to create a beautiful and easily maintained outside space. Immediately behind the property lies an area of patio that stretches around the side with a gate leading to the front, door into garage, outside tap and stairs leading up to higher tier with hand rail. The higher tier is a large area of flat sun terrace with a pergola enjoying a sunny and very private position. The garden is fully enclosed by timber panel fencing and has been planted with a variety of flowers shrubs and bushes that provide colour and interest throughout the seasons. The front garden has been thoughtfully landscaped to provide a colourful and open area enjoying leafy green outlooks.

SINGLE GARAGE: Metal up and over door with light and power, single glazed wooden window, electric consumer unit, wall mounted 'Vaillant' gas boiler.

SERVICES: Mains Gas, electric, mains drainage, telephone, TV and WIFI.





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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