





## Property Description

Situated in a popular residential area of Shaftesbury, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, ideal for families, professionals, or those seeking a comfortable modern home.

The ground floor comprises a welcoming lounge with French doors opening onto the rear garden, creating a bright and inviting living space. The spacious kitchen/diner is perfect for everyday family life and entertaining, also benefiting from French doors providing direct access to the garden. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, all featuring built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden, offering an attractive and low-maintenance outdoor space, with useful side access to the front of the property.

Further advantages include a garage located in a separate block to the side of the property, together with off-road parking directly in front.

A fantastic opportunity to acquire a spacious and well-appointed home in the sought-after town of Shaftesbury. Early viewing is highly recommended.

## Entrance Hall

UPVC door to the front, stairs to the first floor, doors to the lounge, kitchen and cloakroom.

## Lounge

Double glazed window to the front and french doors to the rear, wood flooring and a radiator.

## Kitchen

Double glazed window to the front and french doors to the rear, fitted kitchen with wall and base units, plumbing for a washing machine and dishwasher, space for a fridge/freezer and tumble dryer, electric oven, gas hob, cooker hood and a radiator.

## Cloakroom

Double glazed window to the rear, WC, wash hand basin and a radiator.

## Landing

Double glazed window to the rear and a storage cupboard.

## Bedroom One

Double glazed window to the rear, built in wardrobe and a radiator.

## Ensuite

Double glazed window to the front, shower cubicle, WC, wash hand basin and a heated towel rail.

## Bedroom Two

Double glazed window to the front, built in wardrobe and a radiator.

## Bedroom Three

Double glazed window to the rear, built in wardrobe and a radiator.

## Bathroom

Double glazed window to the front, bath with a shower over, WC, wash hand basin and a heated towel rail.

## Parking

Garage in a separate block with parking in front.

## Rear Garden

To the rear there is a landscaped garden with a patio seating area with the remainder laid to lawn with flower beds, a shed and path to the side leading to a side gate.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

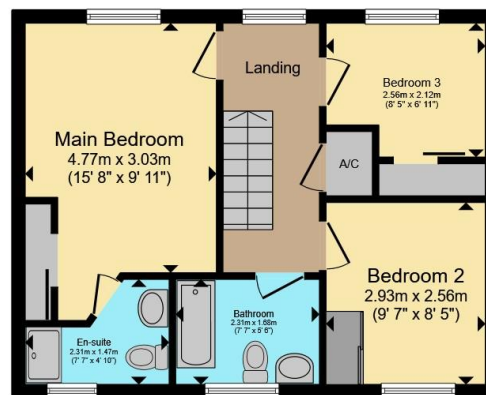




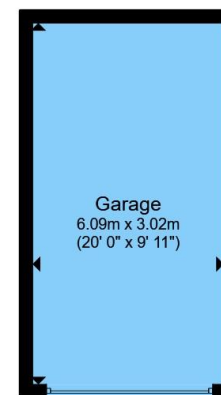




**Ground Floor**



**First Floor**



**Garage**

Total floor area 103.7 m<sup>2</sup> (1,116 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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