



Connells

Orchard Close
Fontmell Magna Shaftesbury



Property Description

A well-presented three-bedroom semi-detached home situated in the highly desirable village of Fontmell Magna.

Offering spacious and versatile living accommodation, the property features a bright and welcoming living area along with a separate utility room, providing excellent practicality for day-to-day living.

Externally, the home benefits from driveway parking and a well-established rear garden, complete with mature planting and a greenhouse—ideal for gardening enthusiasts or those seeking a peaceful outdoor space.

Located in the picturesque and sought-after village of Fontmell Magna, the property provides a fantastic opportunity to enjoy village living within easy reach of local amenities and surrounding countryside.

Lounge

A comfortable reception room with a gas radiator, hard-wearing LVT flooring, a double-glazed window to the rear, and double-glazed sliding doors opening out to the garden.

Kitchen

Double glazed window to the front, fitted kitchen with wall and base units, pantry cupboard, electric oven and hob, space for a fridge/freezer, stainless steel sink and drainer and a radiator.

Utility Room

Double glazed window and door to the rear, wall mounted cupboards and a radiator.

Bedroom One

Double glazed window to the rear and a radiator.

Bedroom Two

Two double glazed windows to the rear and a radiator.

Bedroom Three

Double glazed window to the front and a radiator.



Shower Room

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

Parking

Driveway parking for two cars with a carport which has access to the utility room.

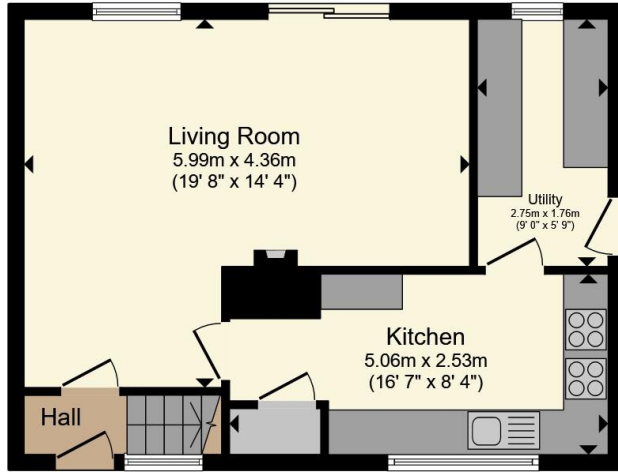
Front Garden

Front gate with a path to the property, fish pond and trees.

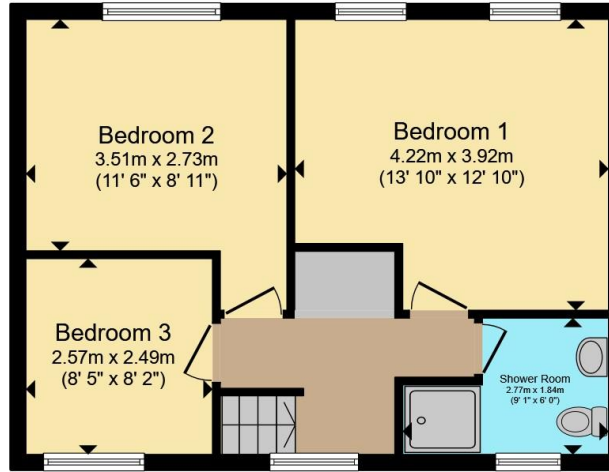
Rear Garden

South Westerly facing garden to the rear with a patio seating area with the remainder laid to lawn with flower beds and a greenhouse.

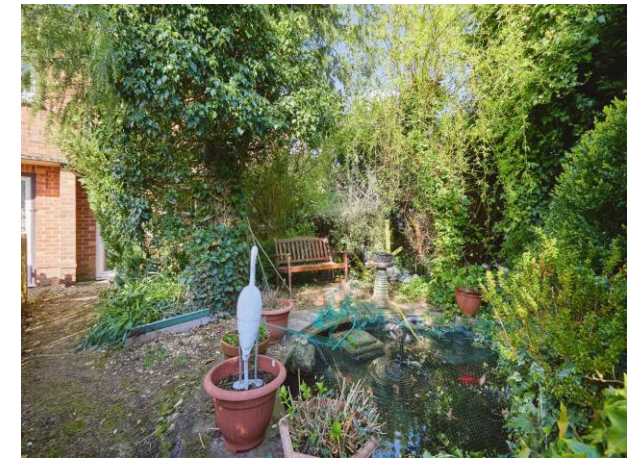




Ground Floor



First Floor



Total floor area 91.9 m² (989 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



To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
SHAFTESBURY SP7 8JG

EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/SFT306309

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT306309 - 0003