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ESTATES

Hawthorn Close

Shaftesbury SP7 8RE

Located in a quiet cul-de-sac of Hawthorn Close, Shaftesbury, this charming two bedroom end of terrace house presents an excellent opportunity for families and individuals alike. The property benefits from a rear extension, loft room, gas central heating, double glazing, gardens and available parking to front and GARAGE inc with the property
EPC Band:- C

£235,000 Freehold

The Property

Located in a quiet cul-de-sac of Hawthorn Close, Shaftesbury, is this charming two bedroom end of terrace house. Conveniently located within a short walking distance to the town centre and easy access to a variety of amenities and local schools, making it an ideal choice for families and individuals alike.
The accommodation is well maintained and immaculately presented throughout and in brief comprises:-
A modern well appointed kitchen with contemporary fittings, sleek cabinetry, and ample worktop space, making it both stylish and practical. There is a built in double electric oven, gas hob with cooker hood above, dish washer and space for a fridge/freezer. To the rear of the kitchen is a thoughtfully designed extension which creates a versatile snug/dining area, perfect for both everyday meals and relaxed entertaining. A standout feature is the skylight overhead, which allows an abundance of natural light to pour into the room throughout the day, enhancing the sense of space and bringing the outdoors in. To complete the layout on this floor is a bright and airy living room with laminate flooring and spotlights. The landing on the first floor leads to two bedrooms along with a modern family bathroom.

This wonderful home benefits include double glazing, gas central heating, a loft room which could be used as a third bedroom,, front and rear gardens also a side timber lean to used as utility area with plumbing.

Situated in a desirable location, this charming home combines modern features with practical living, making it a wonderful place to call home.

Outside

Outside, the property benefits from both front and rear gardens. The front garden is predominantly laid to lawn edged with pretty and ornate flower and shrub borders enclosed with timber fencing. To the rear, the property boasts an easy-maintenance paved garden, thoughtfully designed for both practicality and enjoyment. The space is predominantly laid with quality paving, providing a clean and contemporary finish while eliminating the need for regular upkeep. Ideal for outdoor dining and entertaining, the garden offers ample room for seating and planters, allowing you to personalise the space with minimal effort. Its low-maintenance design makes it perfect for those with busy lifestyles, while still providing an attractive and functional outdoor retreat to enjoy throughout the year. Available parking to front and side of property.

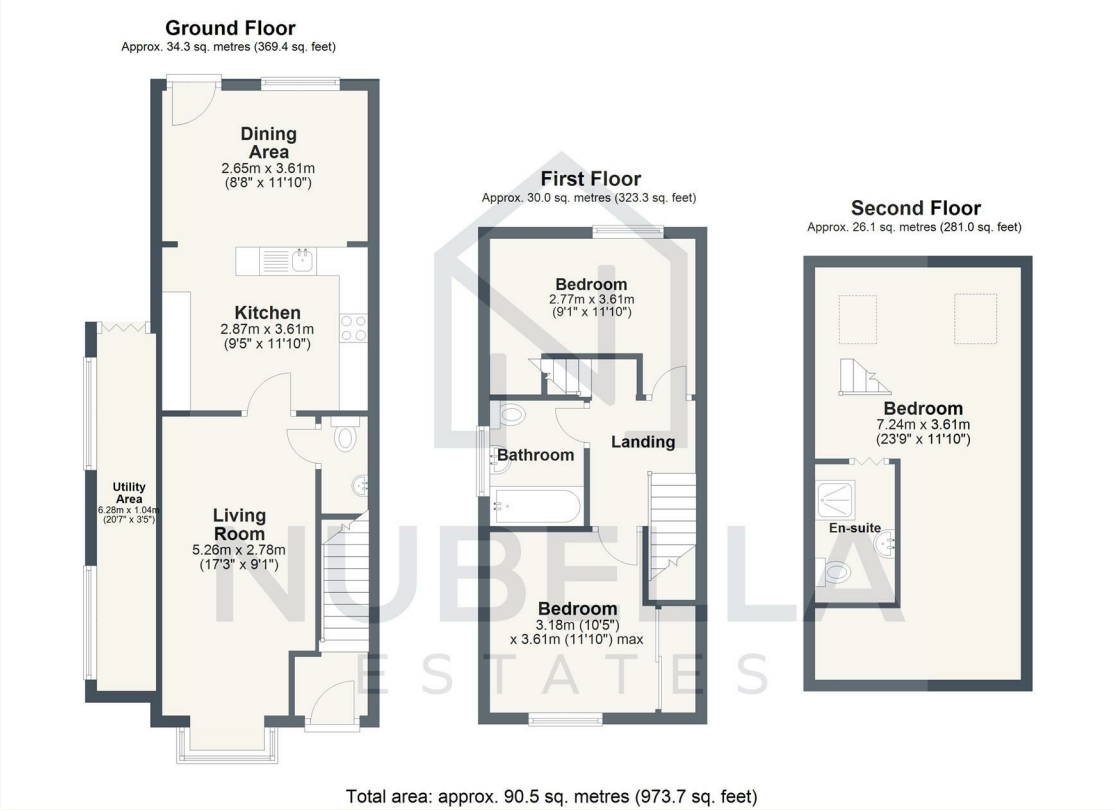
Location

What Three Words:- ///tapes.purified.initiated. Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

Additional Information

Services: Mains water, gas, electricity, and drainage. Local Authority: Dorset Council Council Tax Band: B Energy Performance Certificate (EPC): Rating C– Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI.

Local Authority **Dorset Council**
Council Tax Band **B**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.