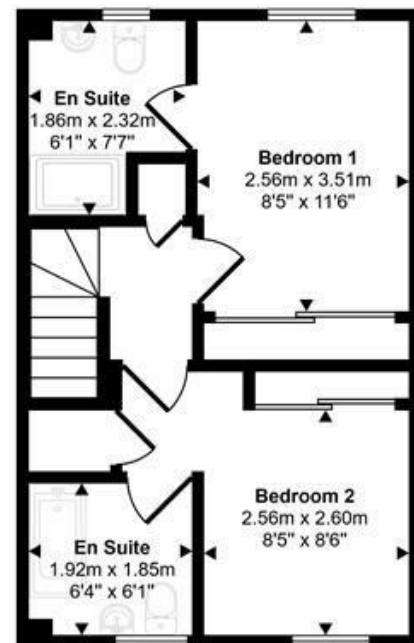




Ground Floor  
Approx 34 sq m / 369 sq ft



First Floor  
Approx 34 sq m / 366 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



## Niveus Walk Shaftesbury

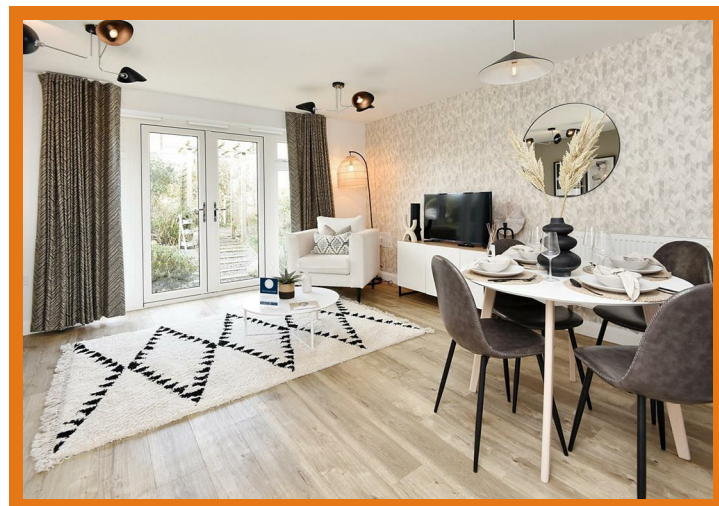
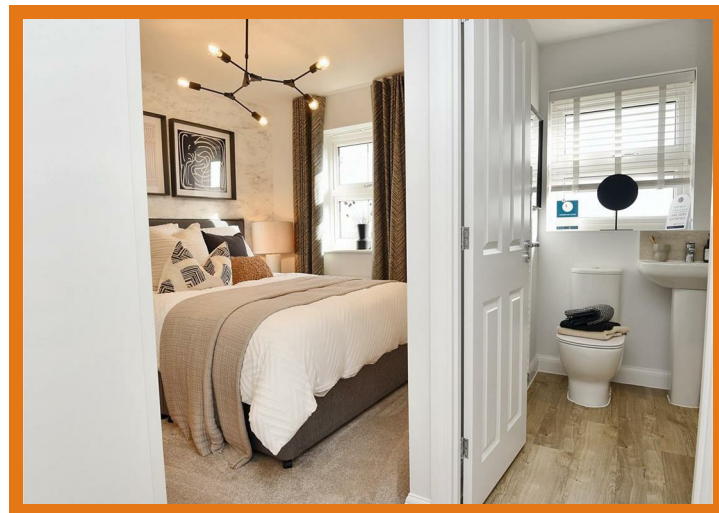
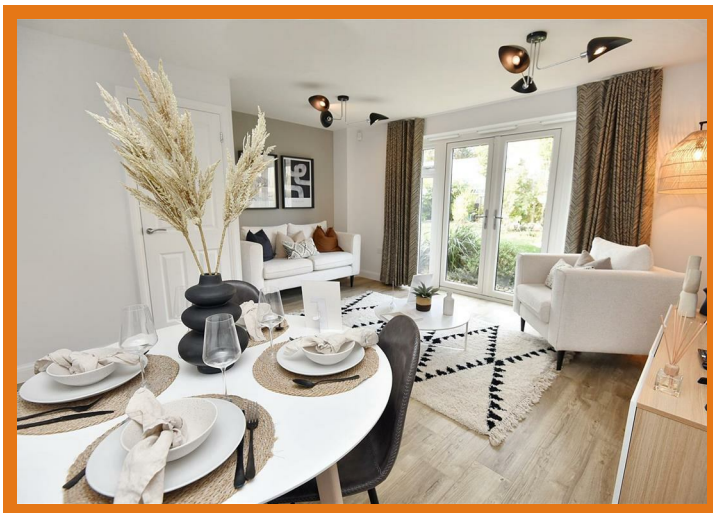
Prices From  
£290,000

**\*\*RECEIVE £5000 TOWARDS YOUR STAMP DUTY FEES\*\*** Situated on the Niveus Walk development in Shaftesbury - positioned where town and country merge, this exquisite end terrace house offers a perfect blend of modern living and sustainability. As a brand new quality build, this property spans an impressive 735 square feet/68 square feet and is designed with both comfort and eco-friendliness in mind.

Upon entering, you are greeted by a welcoming entrance hall that leads to a good sized kitchen, complete with built-in appliances, ideal for culinary enthusiasts. The spacious sitting and dining room is perfect for relaxing and entertaining, featuring doors that open directly to a delightful rear garden, providing a seamless connection between indoor and outdoor living. A convenient cloakroom on the ground floor adds to the practicality of this home. The first floor boasts two generously sized double bedrooms, each with its own en-suite facilities, one featuring a bathroom and the other a modern shower room. This layout is particularly appealing for professionals or friends looking to share a home, offering both privacy and comfort.

The property also includes a turfed garden at the rear, which presents an excellent opportunity for landscaping according to your personal taste. With parking available for two vehicles right in front of the house, convenience is assured.

Situated on the edge of the historic town of Shaftesbury, this home is within walking distance of local amenities and some of the most picturesque countryside walks. With various purchasing schemes available, this property is an excellent choice for a wide range of buyers seeking a quality home in a desirable location. Embrace the opportunity to own a sustainable, modern residence in this beautiful part of Dorset.



## The Property

### Inside

#### Ground Floor

The front door opens into a good sized and inviting entrance hall with stairs rising to the first floor and doors leading off to the sitting/dining room, the kitchen and to the cloakroom, which is fitted with a WC and corner pedestal wash hand basin. For practical reasons, the hall floor is laid in a wood effect vinyl that continues throughout the ground floor. The spacious sitting/dining room has double doors with full height windows to either side that open out to the rear garden. There's plenty of space for relaxing and dining.

The good sized kitchen looks out to the front of the house and is fitted with a range of stylish soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. You will find a good amount of work surfaces with a matching upstand and a stainless steel sink and drainer with a swan neck mixer tap. There's space and plumbing for a washing machine. The fridge/freezer and

dishwasher are integrated plus, there is a built in electric oven with a gas hob and extractor hood above.

#### First Floor

Stairs rise to the landing where there is a useful storage cupboard and doors leading off to the bedrooms. Both bedrooms are double sized with either an en-suite shower room or bathroom. There is space for adding wardrobes.

### Outside

#### Parking

There are two parking spaces that are located to the front of the house.

#### Garden

The rear garden is laid to lawn and benefits from a westerly aspect and a useful timber shed.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band tba  
Argon Filled uPVC Double Glazing  
Gas Fired Central Heating with Dual Zone Control  
Mains Drainage  
Freehold

Photovoltaic Solar Panels

No Onward Chain

Schemes Available

Site Management Fee Tbc

\*The photos shown are of view homes at Niveus Walk. Actual plot specifications, layouts and materials may vary. Please contact the sales office for full details.\*

### Location and Directions

The property is located on the fringe of the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The development is within easy reach of the town centre, which has a range of facilities close by that include supermarkets and take-out outlets. The town has a wonderful range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's. Postcode - SP7 8QF  
What3words - ///hexes.chess.emerge

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.