



Anstee Road, Shaftesbury

Asking Price: £265,000

Anstee Road, Shaftesbury, Dorset, SP7 8GT

- Immaculately Presented Three Bedroom Home
- Views Across Playing Fields To The Rear
- Principal Bedroom With Ensuite
- Kitchen Diner Overlooking The Garden
- Driveway Parking •EPC: B

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

THE PROPERTY

This exceptionally presented property boasts comfortable levels of accommodation split over two storeys to make for a wonderful, modern home located within a popular residential development on the outskirts of Shaftesbury.



The ground floor comprises a useful entrance hall with access to a cloakroom before leading to the main sitting room of which offers room for all typical living furniture as well as access to a useful storage cupboard.

The kitchen breakfast room is located to the rear of the property with its French Doors overlooking the garden to also allow for plentiful natural light. The kitchen itself takes advantage of multiple floor and wall mounted storage cupboards as well as space for free-standing appliances.

Upstairs provides three well-proportioned bedrooms with the principal bedroom, of which has been finished with attractive panelling, further benefitting from a built-in storage cupboard and en-suite shower room. The family bathroom completes the accommodation.





OUTSIDE

Front: A tarmac driveway gives parking for two vehicles. Gated access is provided for ease to the rear garden.

Rear: Having been landscaped, the garden consists of a generously sized slate tiled, patio before leading to a well-kept lawn. Enjoying a westerly aspect, the garden makes for a sunny spot, enhanced by the lack of properties located behind the home.

TENURE

Freehold.

Please be advised, yearly estate charges are applicable for this property.

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

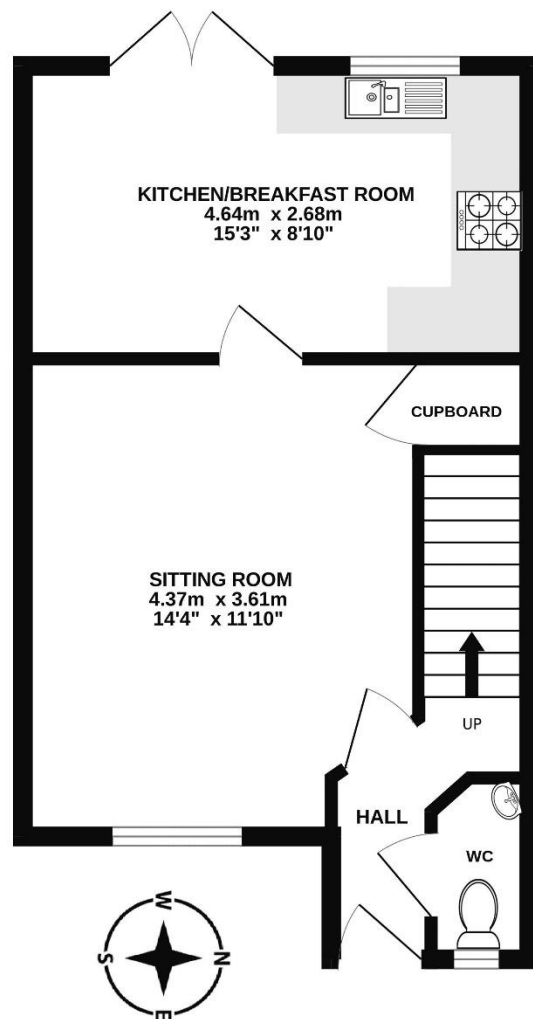
sales@boatwrights.co.uk

www.boatwrights.co.uk

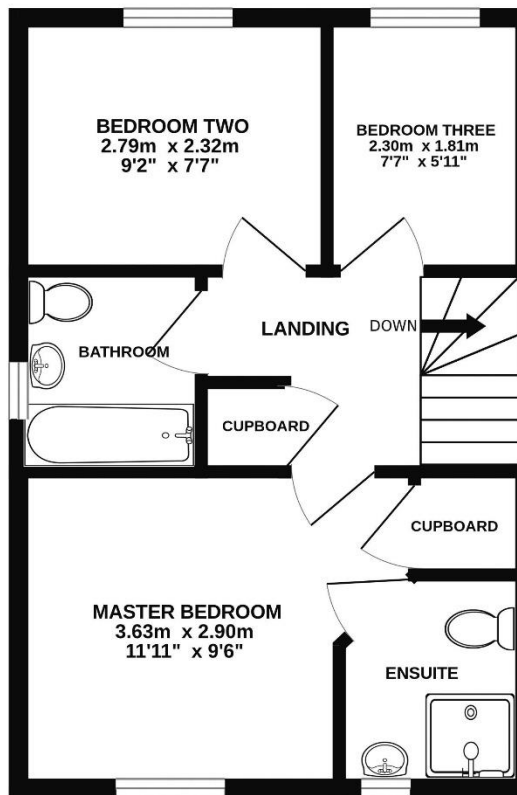




GROUND FLOOR
34.8 sq.m. (375 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 67.5 sq.m. (727 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
05 February 2025

