



Jeanneau Close, Shaftesbury

Guide Price: £285,000

Jeanneau Close, Shaftesbury, Dorset, SP7 8PQ

- No Forward Chain
- Extended Three Bedroom Home
- Open Plan Kitchen Breakfast Room
- Off-Road Parking
- Close Proximity To Amenities, Schools & Shaftesbury Town Centre
- EPC: C

LOCATION

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. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

THE PROPERTY

This well-appointed three-bedroom home has been tastefully modernised throughout to create an inviting home situated within a prime residential area of Shaftesbury.

The entrance hall first leads to a well-proportioned sitting room that enjoys a large window to allow for plentiful natural light before



the accommodation then flows through to kitchen breakfast room.

Here, there is again a welcoming sense of light and space due to the French Doors leading to the garden with the kitchen itself consisting of wall and floor mounted storage cupboards, a range of free-standing appliances and plentiful work surfaces. The garage has previously been converted to now form a useful family room that is also located off of the kitchen whilst the current owners have also included plumbing to partition a convenient utility area.

Upstairs the modern theme continues with a tiled bathroom suite before reaching the three bedrooms for the home. Traditional in design, the house offers two comfortable double bedrooms and a further good sized single room.





OUTSIDE

Front: A hardstanding provides private driveway parking for numerous vehicles.

Rear: Having been lovingly tendered by the current owners, the garden is a charming low maintenance space with a lawn edged with established flower borders.

A useful patio is accessed immediately from the rear of the property to allow for an outdoor seating area.

COUNCIL TAX

Dorset Council Tax Band C.

SERVICES

All mains services are connected.

TENURE

Freehold.

VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.

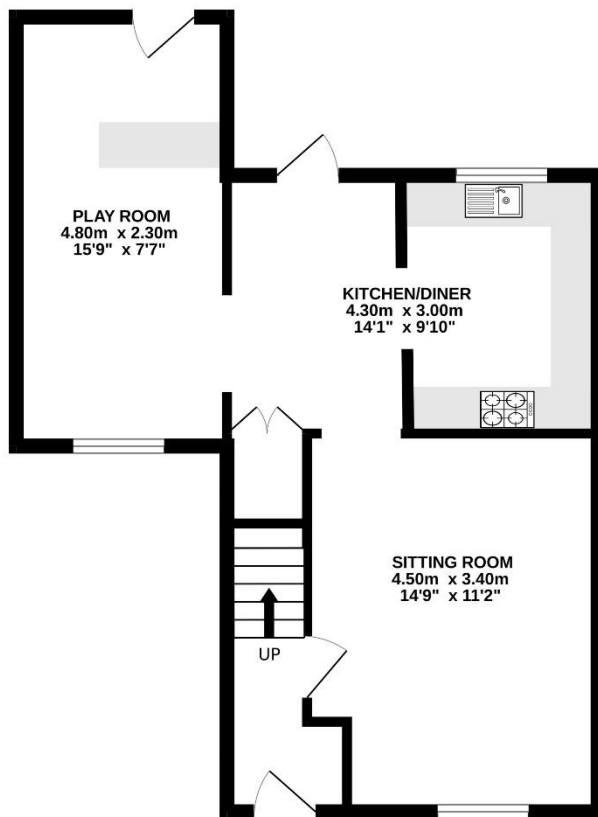
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sales@boatwrights.co.uk

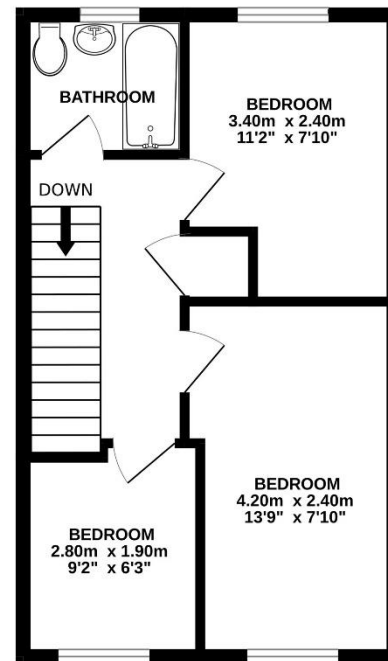
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GROUND FLOOR
46.8 sq.m. (503 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 81.1 sq.m. (873 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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