



Hoeller Close, Shaftesbury

Asking Price: £350,000

Hoeller Close, Shaftesbury, Dorset, SP7 8FQ

- Modern Three Bedroom Detached Home
- Quiet Road Within A Popular Residential Development
- Westerly Facing Rear Garden
- Driveway Parking With EV Charging Point
- Spacious Kitchen Breakfast Room & Additional Utility Room
- Principal Bedroom With Ensuite & Built In Wardrobes
- Landscaped Front & Rear Gardens •EPC: C

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

An attractive, three-bedroom modern home situated within a quiet road of the popular Maltings Development in Shaftesbury.

Offering an excellent combination of both spacious yet practical accommodation, this three-bedroom home features a dual aspect



sitting room allowing for plentiful natural light, whilst the French Doors lead directly to the garden making it ideal for summer living.

The kitchen breakfast room equally spans the full depth of the property and again features dual windows making for a light and spacious room with a central breakfast bar providing a natural divide to the layout whilst also increasing storage and worksurface space. A further, separate utility room also features as does a useful storage cupboard and cloakroom.

Upstairs boasts three double bedrooms including the principal room that further benefits from an ensuite shower room and multiple built-in wardrobes. The three-piece family bathroom completes the accommodation.





OUTSIDE

Front: A tandem driveway with access to an EV charging point leads to the single garage.

To the front of the property is a well-kept lawn, edged in low level hedgerow.

Rear: Enjoying a westerly aspect to allow for afternoon sun, the rear garden consist of an extended patio area, lawn and established flow beds.

Access is also provided into the garage with a further hard standing positioned to the rear of the garage.

TENURE

Freehold. Please be advised a yearly Estate Charge will be applicable for this property.

COUNCIL TAX

Dorset Council Tax Band: D

SERVICES

All mains services are connected.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

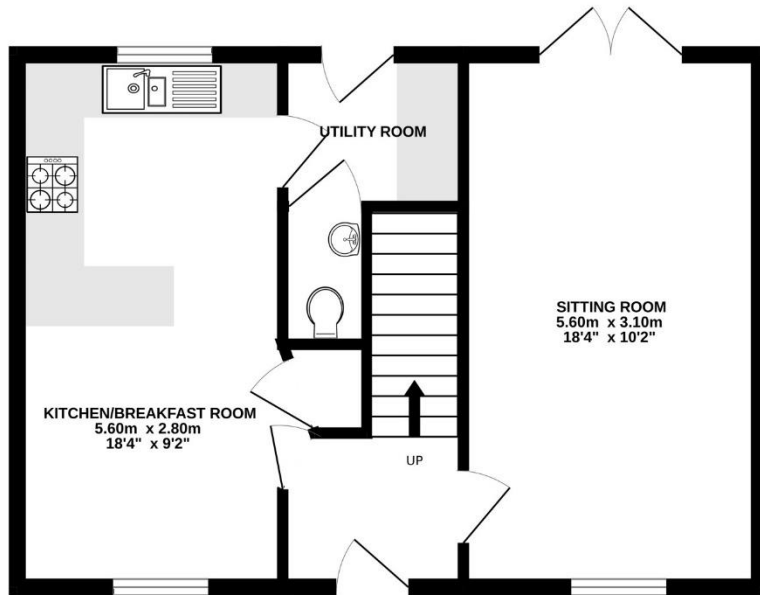
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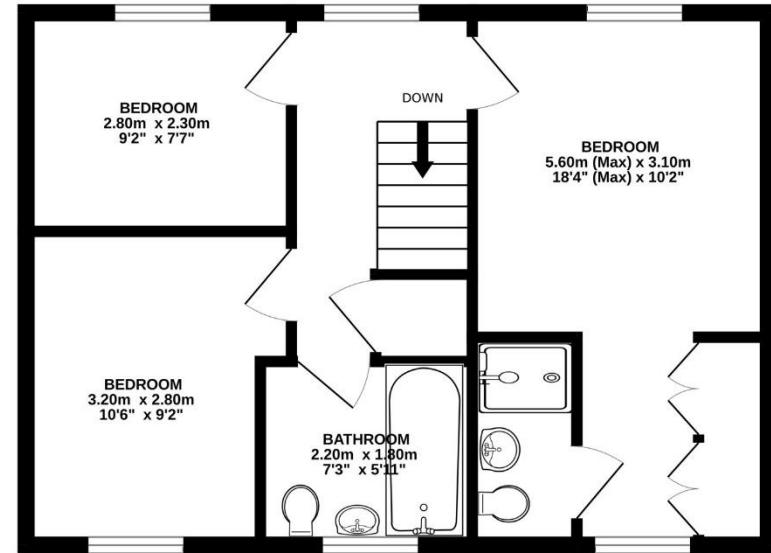
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GROUND FLOOR
43.8 sq.m. (472 sq.ft.) approx.



1ST FLOOR
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 87.7 sq.m. (944 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.
20 February 2025