



**Great Ground, Shaftesbury.**

**£395,000**





### **Tenure – Freehold**

Weldons Sales & Lettings are pleased to offer this attractive and well-presented modern five-bedroom detached family home with garage and private parking that provides a spacious and comfortable home with adaptable and versatile living accommodation.

All presented in good decorative order throughout. The house enjoys a convenient and quiet location in this popular and established residential area within easy access of the town centre, close to all local schools, shops, bus routes and transport links, with enclosed low maintenance gardens. An early viewing is highly recommended.

### **Ground Floor**

#### **Entrance hallway**

Double glazed painted front door, double glazed window, heating control thermostat, radiator, stairs to first floor, access to downstairs cloakroom, kitchen / diner, study and sitting room.

#### **Downstairs cloakroom 4'02 x 5'10**

Low level W/C, hand wash basin, radiator, double glazed frosted window, partly ceramic tiled.

**Kitchen diner - 14'01 x 15'04**

A spacious kitchen diner perfect for entertaining, with plenty of upper and under counter storage, 5 ring gas hob, fan oven, cooker hood, built in dishwasher, fridge freezer, stainless steel sink and drainer, decorative ceramic back tiling, radiator, low level lighting for dining table, patio doors leading to the enclosed rear garden. Access to utility room.

**Utility room - 5'11 x 6'05**

Sink and drainer, space and plumbing for washing machine, Gas boiler, upper and low-level cupboard space, ceramic back tiling, radiator, double glazed single upvc door with access to gardens and garage beyond.

**Study/ Bedroom 6 - 9'01 x 11'08**

Fitted carpet, double glazed upvc window with views to the front elevation, radiator and various powerpoints.

**Sitting room 20'06 x 11'05**

A light, airy and spacious sitting room with dual aspect views, fitted carpet, feature fireplace, two radiators along with various powerpoints.

**First floor**

**Landing**

Stairs from ground floor, fitted carpet, radiator, double glazed Upvc window with views the front elevation, airing cupboard, stairs to second floor.

**Master bedroom - 11'05 x 14'03**

A generous size master, views the front aspect, fitted carpet, two double wardrobes, Radiator. Various powerpoints.

**Ensuite to master - 11'04 x 5'11**

Low level W/C handwash basin, shower, frosted double glazed window, ceramic tiled, heated towel rail.

**Bedroom 2 - 9'01 x 11'03**

Another generous size double with fitted carpet, double wardrobe, radiator & various powerpoints.

### **Bedroom 3 - 9'01 x 6'09**

A good size single room offering built in wardrobe, fitted carpet, views to the front aspect, radiator along with various powerpoints.

### **Bathroom - 6'05 x 10'09**

Low level W/C handwash basin, shower, frosted double glazed window, ceramic tiled, heated towel rail & separate bath, recessed lighting.

## **Second floor**

### **Landing**

Fitted carpet, radiator, double glazed Upvc window with views the front elevation, additional storage cupboard.

### **Bedroom 4 - 11'05 x 17'00**

Another generous double, with three double glazed windows allowing plenty of natural light to flood in, two double fitted wardrobes, fitted carpet, various powerpoints, access to Jack and Jill shower room.

### **Bedroom 5 - 16'10 x 9'01**

Another generous double, with two double glazed windows allowing plenty of natural light to flood in, two double fitted wardrobes, fitted carpet, various powerpoints, access to Jack and Jill shower room.

### **Ensuite to 4th and 5th bedrooms**

Access via both the 4th and 5th double bedrooms with ceramic tiling, Velux window, shower cubicle, low level W/C, hand wash basin, heated towel rail, Recessed spot lighting.

### **Outside**

#### **Garden**

Mainly laid to lawn with patio wrapping around the property, feather edged wooden fencing, mature trees, access to private off-road parking, and double length garage with up and style door.

#### **Garage**

Up and over style door, double length with power and lighting.

#### **Parking arrangements**

Off road parking for two vehicles, gated side access.

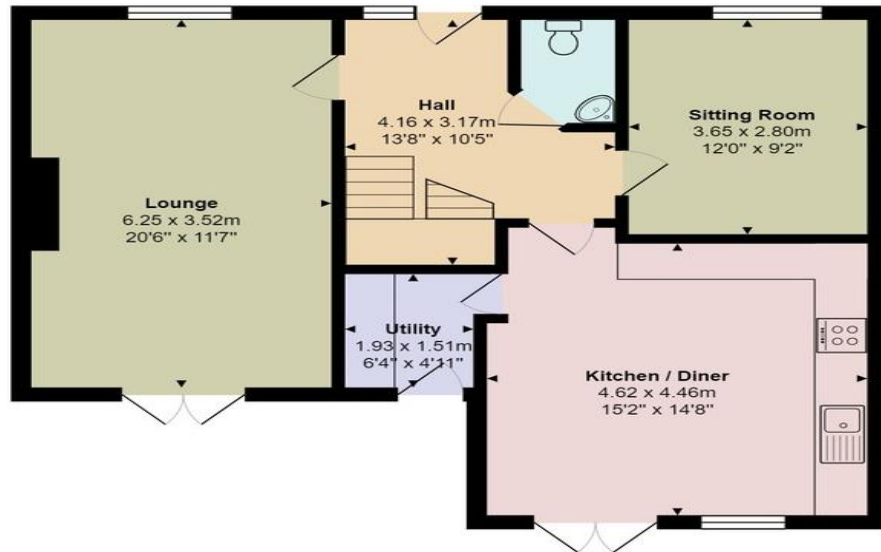
#### **Local authority**

Dorset council

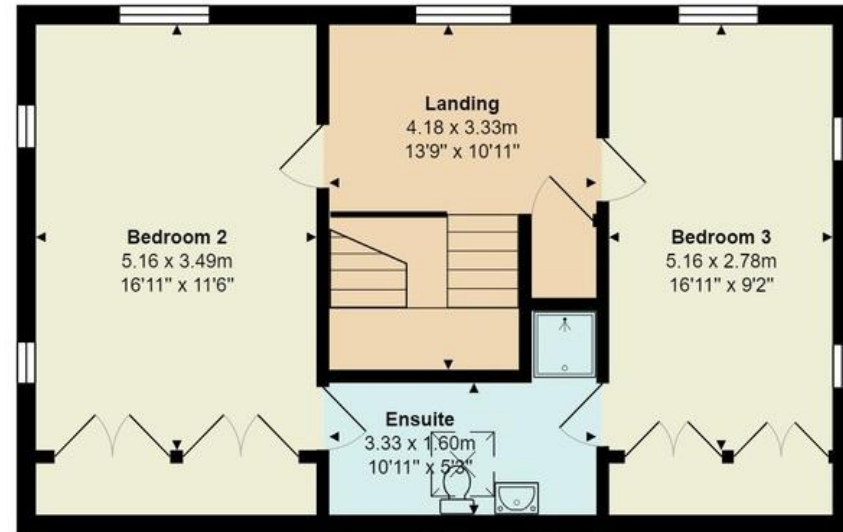
#### **Viewing arrangements**

By appointment only through Weldons Sales & Lettings.

# FLOORPLAN



Ground Floor

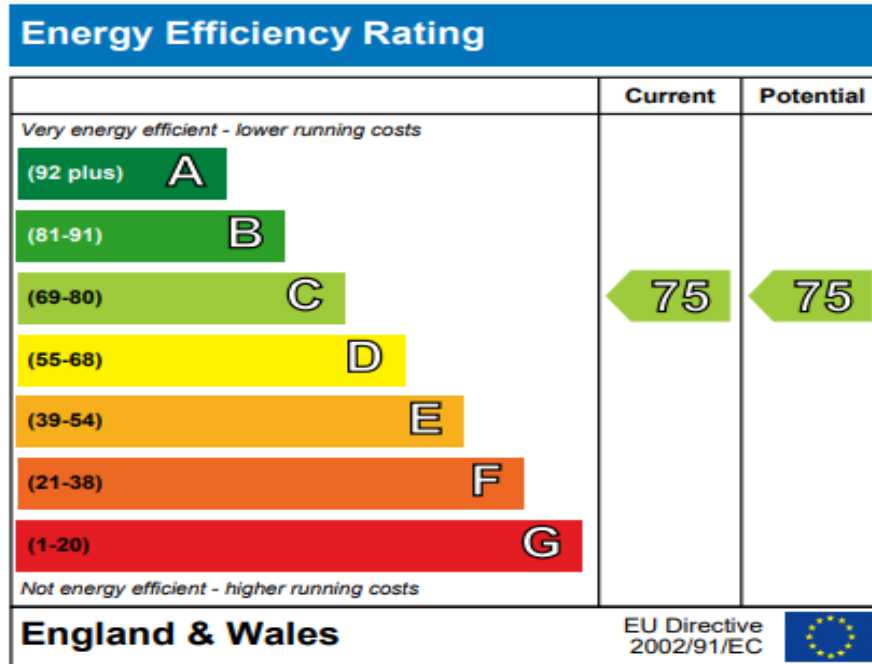


Second Floor

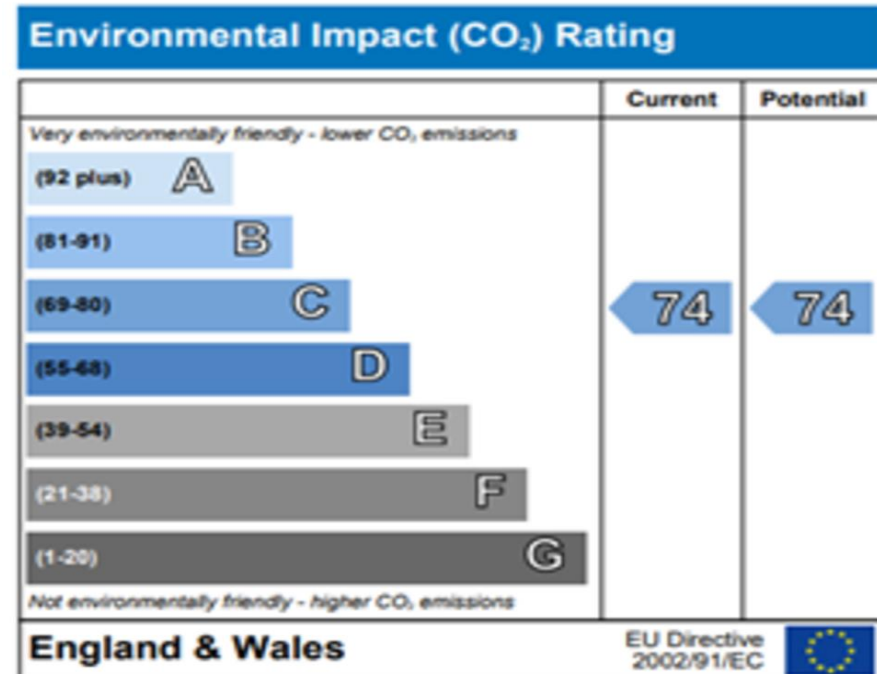


First floor

# EPC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.