



## Niveous Walk Shaftesbury

Prices From  
£612,500

Stylish 4-Bedroom New Build – The Perfect Family Retreat:-

Located in a beautifully designed new-build development in the heart of Stalbridge, this exceptional four-bedroom detached home offers 1755 sq. ft of a perfect blend of modern living, comfort, and convenience. Set within a welcoming family-friendly community, it's just a short walk to local schools, shops, and everyday amenities - making it an ideal choice for growing families.

This spacious home is thoughtfully laid out to suit every aspect of daily life. The heart of the property is a large open-plan kitchen and breakfast area, ideal for relaxed family meals, complete with French doors that open directly onto a south-facing garden - filling the space with natural light and offering seamless indoor-outdoor living. A generously sized lounge also features French doors, creating the perfect space to unwind or entertain in comfort.

The separate dining room is a fantastic setting for dinner parties or special occasions, while a dedicated study provides a quiet and practical workspace - deal for remote working or focused study. Upstairs, the main bedroom offers a luxurious retreat with its own en-suite bathroom and dressing area, the second bedroom offers a good sized room with an en-suite. While two further double bedrooms and a stylish family bathroom ensure plenty of space for the whole household.

Additional features include a convenient utility room, downstairs cloakroom, double garage, and private driveway with parking for four vehicles - including an electric car charging point, future-proofing your lifestyle.

With no onward chain, this property is ready for its new owners to move in and enjoy. If you're looking for a spacious, high-quality home in a convenient yet peaceful location, this could be the perfect fit.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

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



**The Property  
Accommodation**

**Inside**

**Ground Floor**

From the front door, you will find that the door opens up into the large entrance hall with a staircase leading to the first floor. To the right of the entrance, a dedicated study provides a peaceful space for working from home or a reading room. A convenient WC is also located off of the main hallway to the right of the front door for convenience. To the left of the hall, you will find a spacious dining room, ideal for formal dinners and entertaining guests. The sitting room has a dual-aspect which offers a bright space, featuring French doors that lead out to the south facing rear garden - perfect for summer entertaining or a quiet evening in.

At the heart of the home is a stunning open-plan kitchen and breakfast area, which has a window overlooking the rear garden and a bay window with full height windows and double doors opening out to the garden. It is fitted with a stylish range of soft closing units consisting of floor cupboards, separate drawer unit with cutlery and deep pan drawers, tall larder cupboard and eye level cupboards with counter lighting beneath. There is a generous amount of work surfaces with a half bowl stainless steel sink and drainer with a swan neck mixer tap. The eye level electric double oven is built in and

there is a five burner gas hob with laminate splash back and extractor hood above. The breakfast area is perfect for casual meals, while the family space invites relaxation, complete with French doors opening onto the garden. Leading out of the dining room, you will find the utility room, complete with space for both washing machine and tumble dryer, plus additional storage.

**First Floor**

On this floor you will find the family bathroom, which is fitted with a contemporary suite consisting of a double ended bath with a central mono tap, WC, pedestal wash hand basin with a mono tap and a large walk in shower cubicle with a main shower. Upstairs you will find there are four double sized bedrooms. Bedroom two has its own shower room, whilst the principal bedroom has a separate dressing area with en-suite, fitted with a bath and shower. On the landing you will find the hot water cylinder located in the airing cupboard giving ample linen storage.

**Outside**

**Double Garage and Parking**

The property is approached over a brick paved frontage that leads to the property's double garage, with parking in front of the garage for up to four cars.

**Garden**

The rear garden is south facing, laid mostly to lawn with a paved seating area. It is fully

enclosed in part by a brick wall and timber fencing. It enjoys a sunny aspect plus a gate that opens to the drive where there is an electrical charging point.

**Useful Information**

- Energy Efficiency Rating B
- Council Tax Band - not yet assessed
- uPVC Argon Filled Double Glazing
- Gas Fired Central Heating plus Photovoltaic Panels and Waste Water Heat Recovery System
- Mains Drainage
- Freehold
- No Onward Chain

**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.