

| Energy Efficiency Rating                                 |         |           |
|----------------------------------------------------------|---------|-----------|
|                                                          | Current | Potential |
| Very energy efficient - lower running costs<br>(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              |         |           |
| EU Directive 2002/91/EC                                  |         |           |
| England & Wales                                          |         |           |

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## Niveus Walk Shaftesbury

Prices From  
£355,000

### Niveus Walk – Reservation Event | Sunday 18th January

Secure your new home for just £99 and make the most of exclusive purchase schemes available for one day only. - Call now to secure your appointment!

This brand-new semi-detached home has been built to an exceptional standard, combining contemporary comfort with the rural character Shaftesbury is known for. Set on the outskirts of this historic hilltop town, it offers convenient access to everyday amenities while placing you just moments from beautiful countryside walks - perfect for anyone seeking a peaceful yet well-connected lifestyle.

Created with sustainability at its core, the property includes a range of eco-conscious features such as a water recovery system, photovoltaic solar panels, high-performance insulation, and an electric vehicle charging point - helping to lower energy costs while supporting greener living.

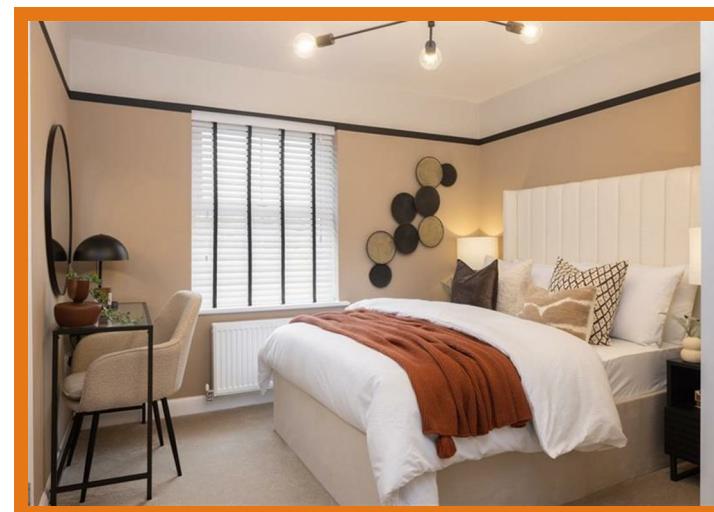
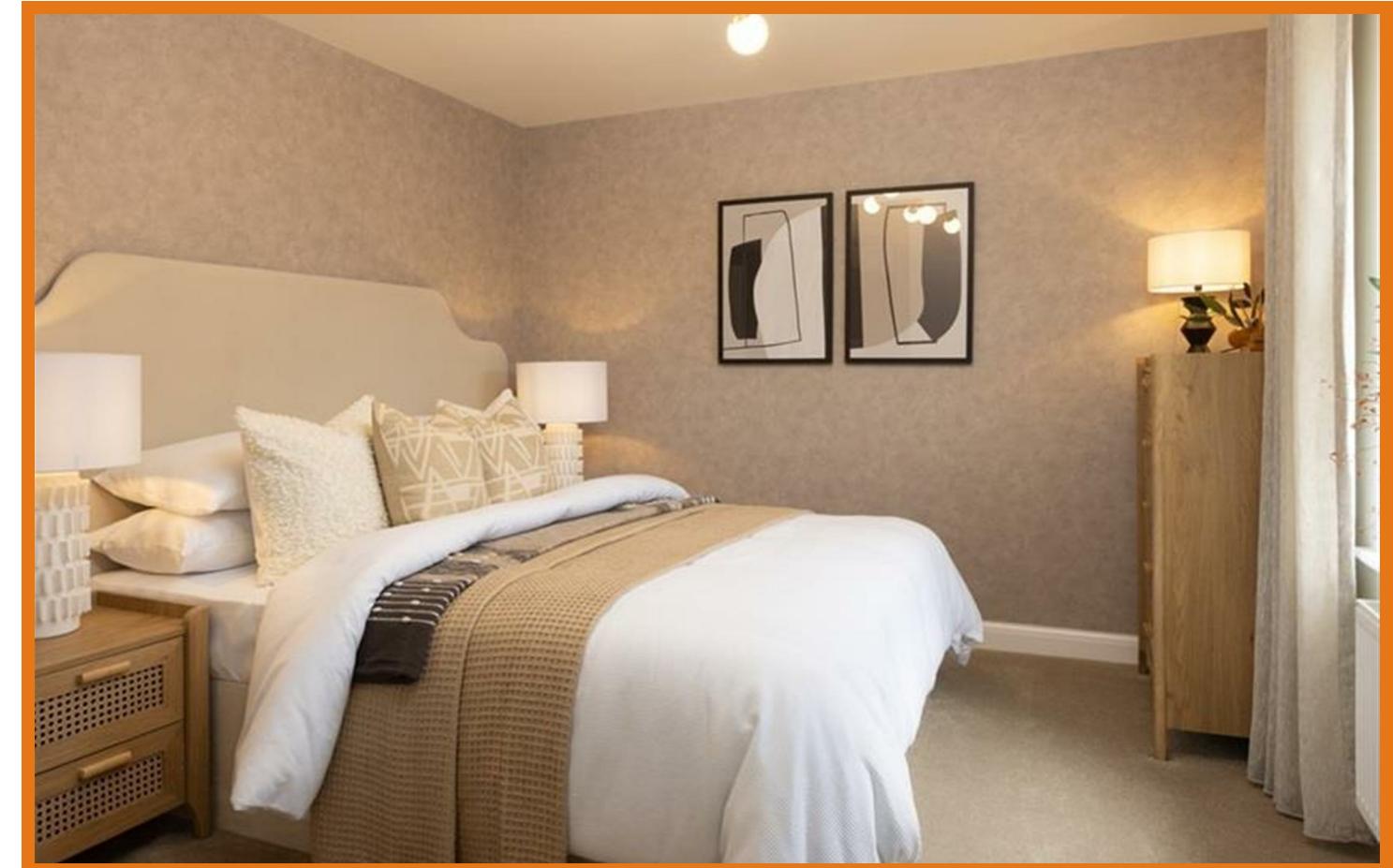
Inside, the well-planned layout provides two generous double bedrooms, including a stylish main bedroom with its own en-suite, plus a flexible study or third bedroom to suit your needs. The open-plan living area offers a bright, modern space for relaxing or entertaining, complemented by a high-quality kitchen complete with Silestone worktops, sleek units, and integrated appliances.

Outside, the fully turfed rear garden is ready for you to personalise, while two parking spaces add everyday practicality.

With deposit assistance available, this is a wonderful opportunity to secure a chic, energy-efficient home in one of Dorset's most desirable towns.

Eco-conscious. Modern. Move-in ready. Arrange your viewing today!

[www.mortonnew.co.uk](http://www.mortonnew.co.uk)



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens to the entrance hall, which has stairs rising to the first floor and doors to the sitting room, kitchen/dining/family room and to the cloakroom, which is fitted with a WC and wash hand basin. There is attractive and practical Amtico flooring that carries through into all the ground floor rooms.

The bright and spacious sitting room benefits from a double aspect with window to the front and to the side. There is ample room for settees and armchairs. The open plan kitchen/dining and family room, also benefits from a double outlook with windows to the front and side plus double doors opening out to the garden. The kitchen area is fitted with a range of high quality units consisting of floor cupboards, separate deep pan and cutlery drawers and eye level cupboards. There is a good amount of Silestone work surfaces with a matching upstand and a stainless steel sink and drainer with a swan neck mixer tap. The oven and gas hob with an extractor hood is built in and the integrated

appliances comprise:- fridge/freezer and dishwasher. There is a separate utility room with units and space and plumbing for a washing machine.

##### First Floor

On this floor there is the family bathroom, which has a bath, WC and pedestal wash hand basin. There is two double bedrooms, including the main bedroom with a shower en-suite and a third single sized bedroom.

#### Outside

##### Parking

There are two parking spaces plus an electrical charging point.

##### Garden

This will be turfed and there will be a paved seating area.

### Useful Information

Energy Efficiency Rating B

Council Tax Band tba

Argon Filled uPVC Double Glazing

Gas Fired Central Heating with Dual Zone Control

Mains Drainage

Freehold

Photovoltaic Solar Panels

No Onward Chain Schemes Available  
Site Management Fee - tba

\*The photos shown are of view homes at Niveus Walk. Actual plot specifications, layouts and materials may vary. Please contact the sales office for full details.\*

### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.