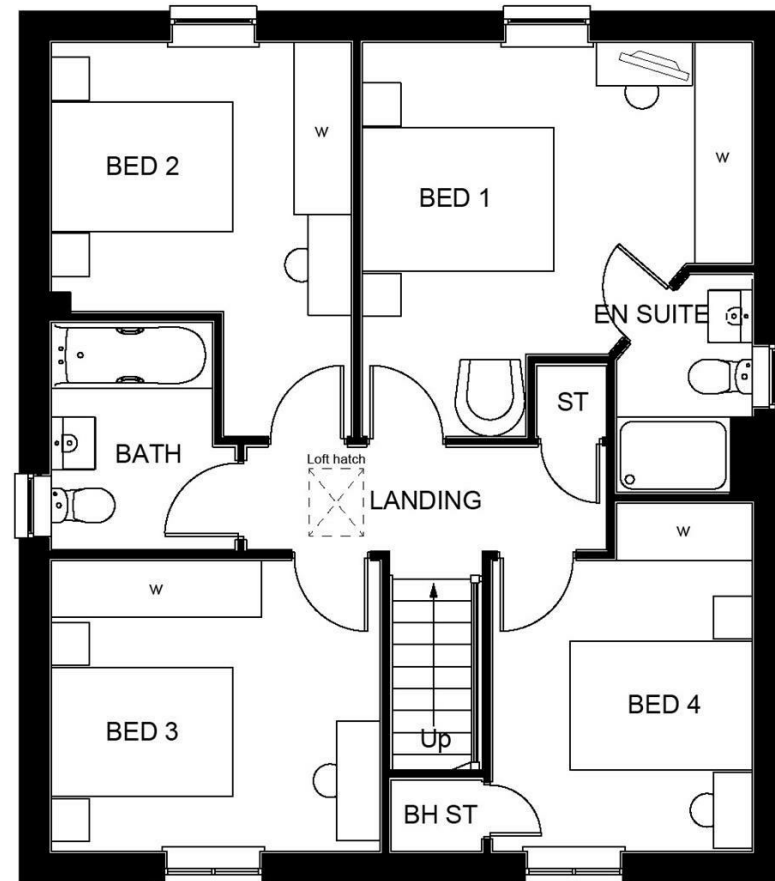
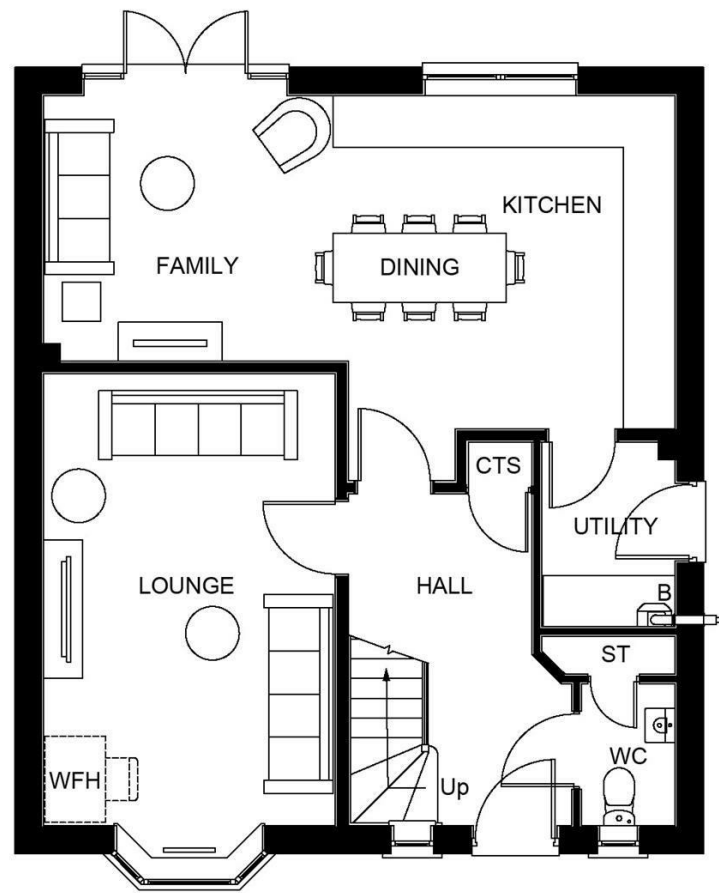




## Niveus Walk Shaftesbury

Prices From  
£470,000

**\*\*£23,500 Gifted Deposit\*\*** Step into modern family living with this exceptional David Holmes-built detached home, beautifully positioned on the edge of Shaftesbury in the heart of Dorset. Enjoy the perfect balance of convenience and countryside - within easy reach of local shops, schools, and amenities, yet moments from the town's stunning rural surroundings.

Inside, the property is crafted with the quality and attention to detail synonymous with David Holmes homes. It features four spacious bedrooms, including a luxurious principal suite complete with its own en-suite shower room, as well as a stylish contemporary family bathroom.

The high-specification kitchen stands out as the true centrepiece of the home, boasting with plenty of work surfaces, soft-closing cabinetry, and premium integrated appliances - ideal for cooking, hosting, and everyday family life. The ground floor showcases elegant wood-effect Amtico flooring, while the generous sitting room provides a warm and inviting space to relax.

Outside, the fully turfed and paved garden offers a fantastic blank canvas, ready for you to style into your own private oasis. The property also benefits from a garage and private parking, adding further practicality.

Built with sustainability in mind, this home incorporates eco-friendly features to help keep energy bills low. With no onward chain, the move-in process is simple and stress-free.

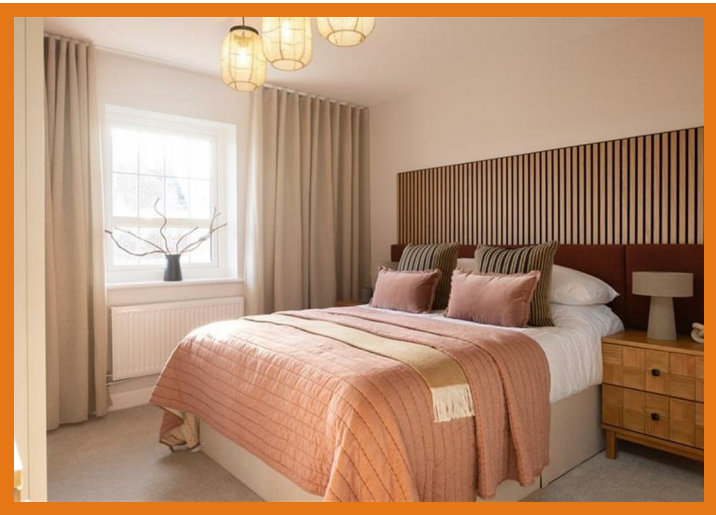
A rare opportunity to own a beautifully designed, energy-efficient David Holmes home in one of Dorset's most desirable market towns. Book your viewing today!

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| 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

The front door opens into a large, welcoming entrance hall with doors leading off to all downstairs rooms. You will find the cloakroom, which is fitted with a WC and pedestal wash hand basin along with a storage cupboard suitable for coats, boots and shoes. The floor is laid in a practical and attractive wood effect laminate that continues through the ground floor. The spacious sitting room has plenty of space for settees and armchairs, with a large front facing bay window, this room benefits from ample of natural lighting.

The combined kitchen and dining room are to the rear of the house with a window in the kitchen area overlooking the garden and in the dining area, double doors open out to the garden. The kitchen space is fitted with a range of stylish soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboards and cabinets with counter lighting beneath. You will find a good amount of work surfaces with a matching upstand and a sink and drainer with a

swan neck mixer tap. The fridge/freezer, washing machine and dishwasher are integrated, and there's a built in electric oven and gas hob with a metal splash back and extractor hood above.

### First Floor

On this floor you will find the bathroom and all four double bedrooms. Bedroom one has the benefit of an en-suite shower room. The bathroom is fitted with a bath, pedestal wash hand basin and WC, and has practical tile flooring. A large airing cupboard located on the landing has ample storage space for linen and towels.

### Outside

### Parking and Garage

There is a detached garage and drive with two parking spaces.

### Garden

The generously sized garden is fully enclosed and laid to turf.

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