

Caldwell Close  
Shaftesbury

£335,000

A well presented three bedroom semi-detached house arranged over three floors, situated in a quiet cul de sac position in Shaftesbury. The property sits opposite an open green and children's play park, within walking distance of the town centre and local amenities.

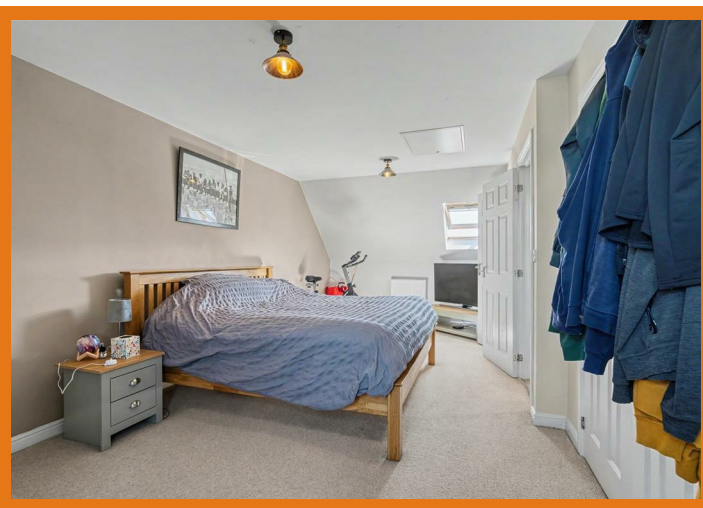
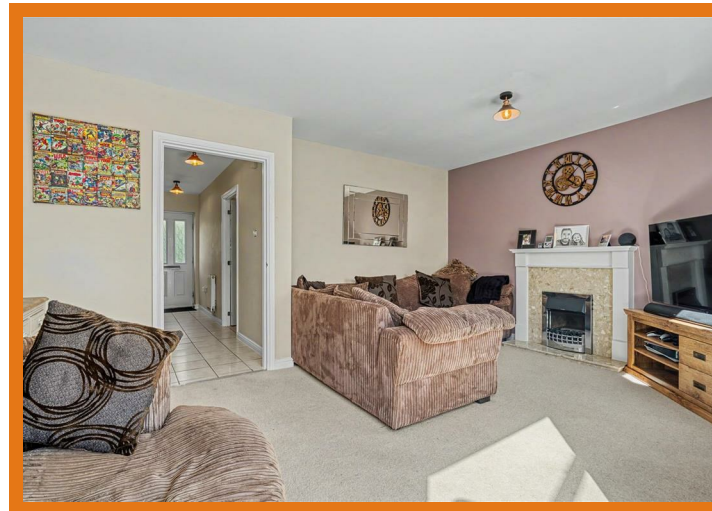
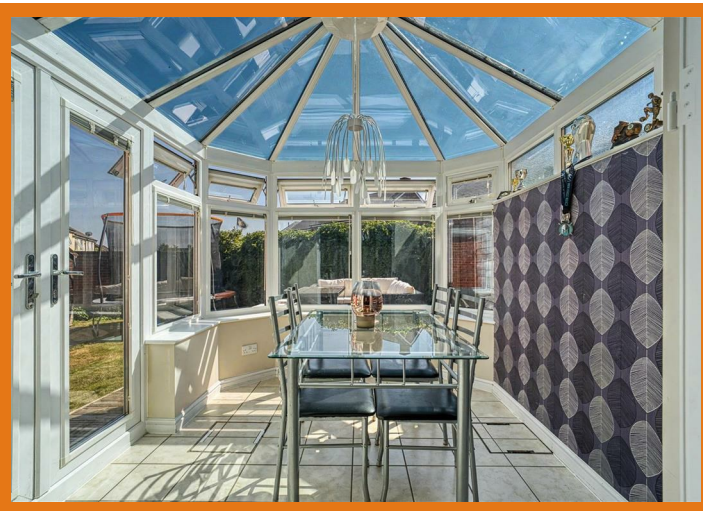
Having been well maintained and redecorated throughout the current five year ownership, the property offers generous and well proportioned accommodation. The ground floor comprises a spacious kitchen with space for a dining table overlooking the open green, a sitting room and a conservatory currently used as a formal dining space, with double doors leading out to the rear garden. A downstairs WC and useful under stairs storage cupboard are also found on this level. On the first floor there are two generous double bedrooms, one with built-in wardrobe space, and a family bathroom. The principal bedroom occupies the entirety of the second floor, a particularly generous double with built-in wardrobes and its own en-suite shower room.

Outside, the rear garden is enclosed and enjoys a south facing aspect, with a decked area and a lawn. The garden also provides access to the garage, together with a garden shed and driveway parking for two cars.

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

### Inside

#### Ground Floor

The front door opens into the hallway with stairs rising to the first floor, a downstairs WC and an under stairs storage cupboard. A bright and well appointed kitchen leads off the hallway, fitted with a range of shaker floor and eye-level cupboards, stone worksurfaces and room for a dining table, enjoying a lovely outlook over the open green beyond. The sitting room is a generous and well proportioned space. Leading off the sitting room, the conservatory is a delightful additional room, currently used as a formal dining space, with double doors opening directly out to the rear garden.

#### First Floor

The landing gives access to both bedrooms and the family bathroom. One bedroom is a generous double with built-in wardrobe space, while the other is also a well proportioned double. The family bathroom serves both bedrooms.

### Second Floor

The principal bedroom occupies the entirety of the second floor, a particularly generous double with plenty of built-in wardrobe space and its own en-suite shower room.

### Outside

#### Garden

The rear garden is enclosed and enjoys a south facing aspect, with a decked seating area and a lawn beyond. The garden also provides access to the garage, together with a garden shed providing useful additional storage.

#### Parking

The garage is located to the side of the property, with parking directly in front.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band D  
Gas Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
Freehold  
Vendors will need to find onward purchase

### Location and Directions

Shaftesbury is a popular and historic market town, renowned for its character, vibrant community and stunning views across the Blackmore Vale. The town offers a wide range of everyday amenities, including independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities. There are good road links to nearby Gillingham, Sherborne, Blandford Forum and Salisbury, while Gillingham railway station provides direct services to London Waterloo.

Postcode SP7 8GD

What3word -  
///stung.dragonfly.topical

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.