

Archford, Niveus Walk
Shaftesbury

£312,500

Situated on the fringe of the historic hilltop town of Shaftesbury, this quality brand new end of terrace home offers a perfect blend of modern living and convenience. Spanning an impressive 832 square feet, the property features a welcoming entrance hall that leads into a spacious sitting room, ideal for relaxation and family gatherings.

The heart of the home is undoubtedly the combined kitchen and dining area, designed with ample cupboard and worktop space, making it a delightful space for cooking and social gatherings. This property boasts two generously sized double bedrooms, one of which benefits from an en-suite shower room, alongside a well-proportioned single bedroom. The family bathroom is thoughtfully designed and fitted with a modern suite. Outside, the property is complemented by a large garden, perfect for outdoor activities or simply enjoying the fresh air and allows you to landscape to your own design. Additionally, there are two designated parking spaces, ensuring convenience for you and your guests and a PV charging point.

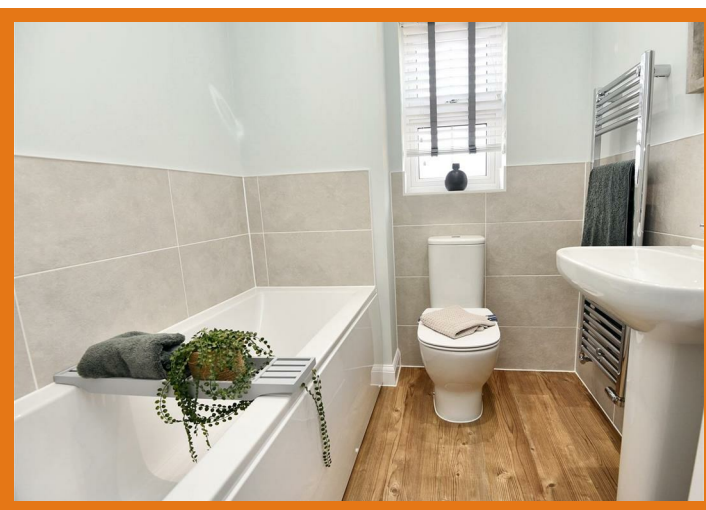
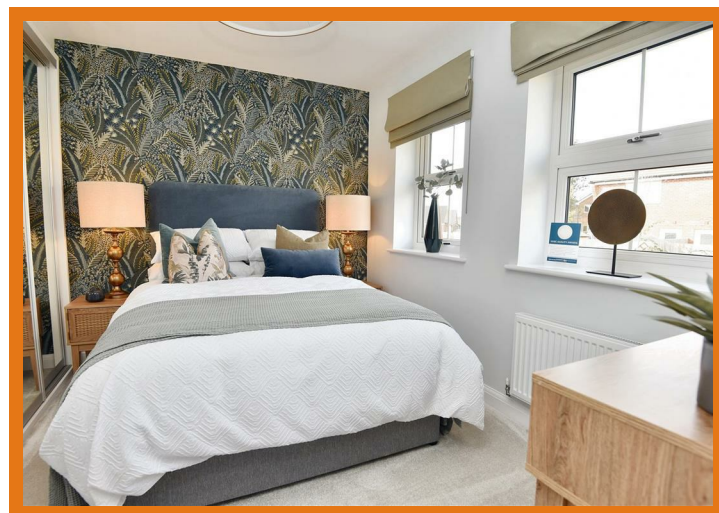
This eco-friendly home is equipped with photovoltaic panels, making it economical to run while also contributing to a sustainable lifestyle. Located on the edge of town, it offers the perfect balance of tranquillity and accessibility, with local amenities and picturesque countryside walks just a short stroll away.

With various incentive schemes available, this new build presents an excellent opportunity for those seeking a modern, comfortable home in a desirable location. Don't miss the chance to make this lovely property your own.

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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	



Accommodation
Inside

The front door opens into a welcoming entrance hall with doors leading off to the sitting room and cloakroom, which is fitted with a WC and pedestal wash hand basin. There is room, in the hall, for coats, boots and shoes. The floor is laid in a practical and attractive wood effect laminate that continues into the cloakroom. The spacious sitting room has plenty of space for settees and armchairs. From here a door opens into the inner hall with stairs rising to the first floor and a door into the combined kitchen and dining room. The floor is laid in a wood effect vinyl that continues through into the kitchen.

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 units consisting of floor cupboards, separate drawer unit and eye level cupboards and cabinets with counter lighting beneath. There is a good amount of worktop space along with a built in electric oven and gas hob with a metal splash back and extractor hood above. Extras are available upon

discussion.

First Floor

On this floor you will find the bathroom and bedrooms. The bathroom is fitted with a bath, pedestal wash hand basin and WC, and has practical wood effect vinyl flooring.

There is a generously sized single bedroom, plus two double bedrooms, main with the benefit of an en-suite shower room.

Outside
Parking

There are two parking spaces with the property that are located at the front of the property.

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

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.