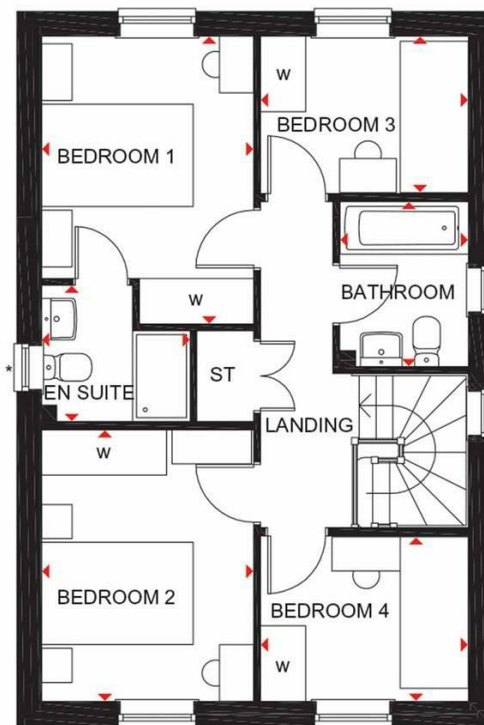
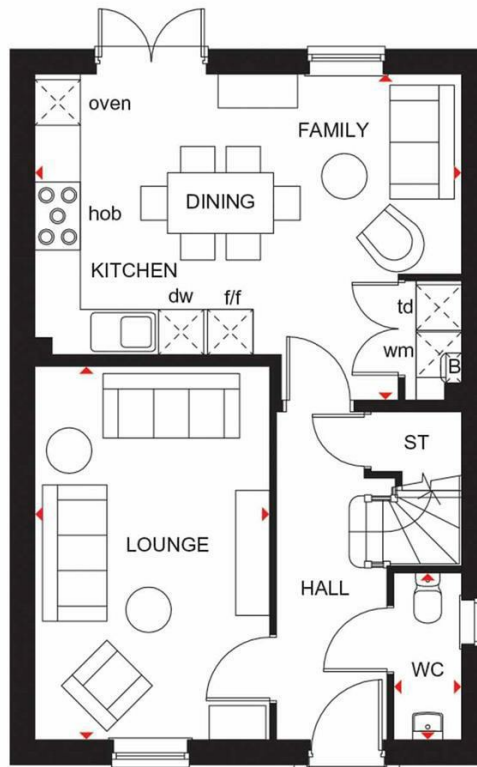




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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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		



Niveus Walk Shaftesbury

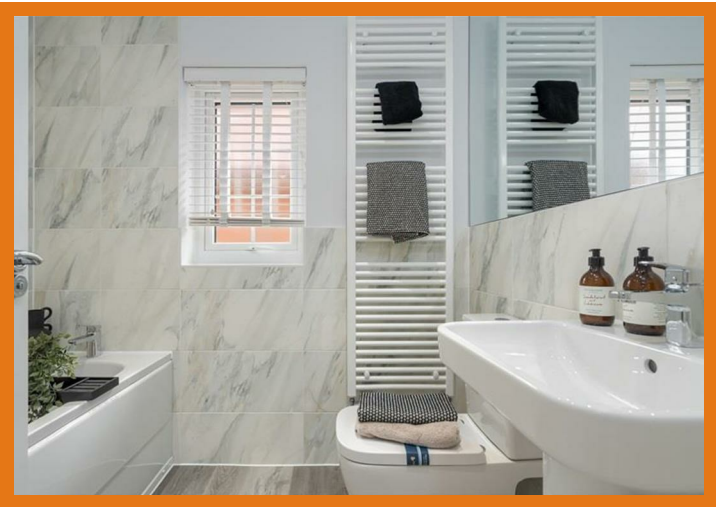
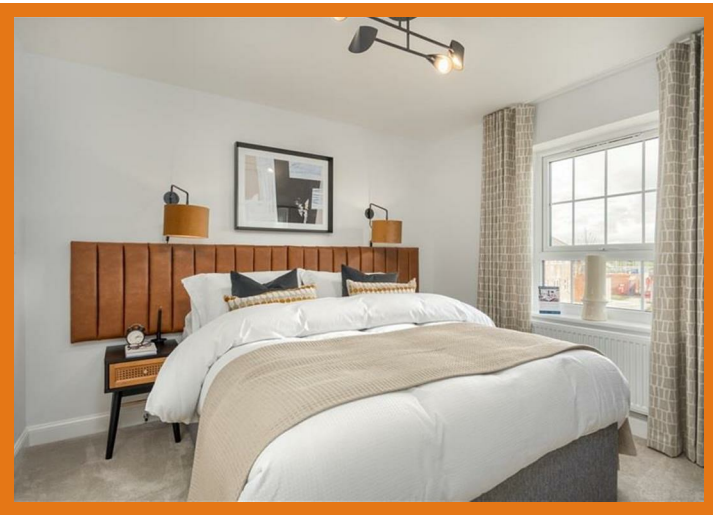
Prices From
£385,000

Welcome to your dream home - a beautifully designed, brand new detached property that blends style, sustainability, and everyday comfort. With a high-quality build and impeccable finish, this four-bedroom home is perfect for first-time buyers, growing families, professionals, or those looking to downsize in style.

Inside, you'll find a bright and spacious layout designed for modern living. The heart of the home is the stunning open-plan kitchen/dining/family room, complete with premium soft-closing units, integrated appliances, and plenty of space to cook, dine, and entertain. Whether you're hosting family gatherings or relaxed evenings with friends, this space seamlessly flows out through double doors into the private rear garden, perfect for summer barbecues or quiet coffee mornings. The home also features a comfortable sitting room, a stylish family bathroom, a downstairs WC, and four well-proportioned bedrooms, including two generous doubles, one with a sleek en-suite and two spacious singles.

Outside, enjoy a private driveway, garage, and easy access to Shaftesbury's charming town centre, nearby nature spots, and beautiful countryside walks - right on your doorstep.

Designed with energy efficiency in mind, this property includes photovoltaic solar panels, a dedicated EV charging point, and high-performance insulation, ensuring long-term savings and comfort all year round. With a build guarantee, no onward chain, and every detail considered, this move-in-ready home offers a rare opportunity to enjoy modern, eco-conscious living in a truly welcoming setting.



The Property

Accommodation

Inside

The front door opens into the entrance hall with doors leading off to all rooms. You will find the cloakroom, which is fitted with a WC and pedestal wash hand basin, along with a spacious under stairs 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.

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 spacious 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 wood effect vinyl 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.