Connells

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for sale

£425,000



Paddock Close Cann Gardens Shaftesbury SP7 8RQ

An impressive townhouse arranged over three floors and forming part of an exclusive bespoke development of just six homes in Paddock Close, Shaftesbury. Featuring a stylish open plan kitchen-diner kitchen with central island, principle suite with en-suite bedroom, including a superb top-floor "Jack and Jill" bathroom opening to two double bedrooms



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Across the upper floors are five bedrooms and three bathrooms. Bedroom two and three on the 2nd floor, benefit from their own "Jack and Jill" contemporary en-suite, while the remaining accommodation includes a further bedroom on the first floor and two further bedrooms on the second floor, the principle with a further private ensuite shower room and a family bathroom. Velux windows flood the room with natural light.

Externally, the rear garden is enclosed by close-board fencing and finished with turf and a raised Indian sandstone patio, providing an attractive low-maintenance setting for outdoor dining and entertaining. The property also benefits from two allocated parking spaces, cabling to enable future EV charger installation and additional visitor parking within the development.

Kitchen Specification

The contemporary kitchen includes:

* Dual colour - Light grey/Navy contemporary fitted cabinetry
* Marble effect, square edge laminate work surfaces
* Laminate wood effect flooring throughout kitchen/diner
* Central kitchen island with pendant lights over
* Induction hob with integrated downdraft extraction system
* Bosch Eye-level single fan-assisted oven
* Black composite sink
* Chrome mixer tap
* White brick-effect tiled splashbacks
* Combination of soft-close cutlery and pan drawers
* Dedicated housing for a 70/30 fridge/freezer
* Provision for integrated washer/dryer







* Provision for integrated dishwasher
* Cupboard housing the "Ideal" combination boiler
* Recessed spotlights

*Appliances are available as optional extras and can be discussed with the purchaser.

Interior Specification

OPTION TO UPGRADE TO INCLUDE FLOORING TO HALL/STAIRS/BEDROOMS AND LOUNGE
- Oak internal doors
- Contemporary chrome door furniture
- White and oak staircase balustrades
- Recessed spotlights throughout
- Conventional central heating system
- Wall-hung radiators
- Ideal combination boiler
- Key-fob operated property security system
- Contemporary neutral finishes throughout

Bathroom/En-Suite Fixtures

- Wall hung storage vanity sinks
- Wall hung chrome heated towel rails
- Contrasting Wall and floor tiling
- Glass/chrome shower screen enclosures
- Open cistern WC
- White bathroom suite

Outside

Parking & EV Provision

Landscaped rear and side garden, laid to lawn with Sandstone patio.

The property is offered with two allocated parking spaces, with electrical cabling installed to facilitate the future addition of an EV charging point should the purchaser wish to install one.

The development also incorporates allocated visitor parking bays.

Room Measurements

Ground floor
Sitting Room: 13' 2" x 12'
Kitchen: 19' 4" x 14' 2"

First floor
Bed 1 with en suite: 11' 10" x 10' 5"
Bed 2: 10' 5" x 9' 9"
Bed 3: 10' 0" x 9' 4"

Second Floor
Bedroom facing rear: 16' 0" x 12' 4"
Bedroom facing front: 12' 10" x 11' 9"

Note

All measurements, specifications, optional extras and appliance provisions should be verified prior to publication and/or exchange of contracts. Internal photography contains graphic internal dressing enhancements and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 141.7 m² (1,525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: SFT306513 - 0003

Tenure:Freehold EPC Rating: Exempt

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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