



Connells

Paddock Close Cann Gardens
Shaftesbury

Paddock Close Cann Gardens Shaftesbury SP7 8RQ

for sale
£375,000



Property Description

Open day - Saturday 26th September - 13:00 - 14:30

Set within an exclusive private development of just six properties, this attractive semi-detached townhouse offers beautifully presented and thoughtfully designed accommodation arranged across three floors.

The ground floor opens into an inviting entrance hallway with useful under-stairs storage and a cloakroom/WC. A separate lounge enjoys a front aspect, while to the rear the impressive open-plan kitchen and dining room provides a superb social and entertaining space. Bi-fold doors open directly onto the private rear garden, creating a natural connection between the indoor and outdoor living areas.

At the heart of the room is a stylish fitted kitchen finished with sage green handleless cabinetry, marble-effect compact laminate worktops and a central island. The specification includes an induction hob with integrated downdraft extraction, Bosch eye-level fan-assisted oven, 70/30 integrated fridge freezer, black composite sink and a combination of soft-close pan and cutlery drawers. There is an option to add "Bosch" integrated appliances such as Washer dryer and dishwasher, please ask for details.

Across the upper floors are four bedrooms and three bathrooms. Bedroom two benefits from its own contemporary en-suite shower room, while the remaining accommodation includes two further bedrooms and a family bathroom. Occupying the second floor is the impressive principal bedroom suite, where Velux windows flood the room with natural

light and a private en-suite completes the space.

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:

- Sage green handleless fitted cabinetry
- Marble-effect compact 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 - Additional costs apply****

- 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 enclosers
- Open cistern WC
- White bathroom suite

Outside

Parking & EV Provision

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 ****Full charger installation at extra cost****.

The development also incorporates allocated visitor parking bays.

Room Measurements

Entrance hallway -

WC - 5'7" x 2'7" (1.69m x 0.79m)

Understairs storage

Lounge - 12'3" x 11'9" (3.73m x 3.58m)

Kitchen/Diner - 19'1" x 14'3" (5.82m x 4.34m)

Bedroom 1 - 19'11" x 15'3" (6.07m x 4.65m) with ensuite - 7'0" x 6'10" (2.13m x 2.08m)

Bedroom 2 - 11'7" x 9'6" (3.53m x 2.90m) with ensuite - 8'5" x 4'0" (2.57m x 1.22m)

Bedroom 3 - 9'5" extending to 12'9" x 9'5" (2.87m extending to 3.89m x 2.87m)

Bedroom 4 - 9'3" x 9'1" (2.82m x 2.77m)

Family bathroom - 7'2" x 6'3" (2.18m x 1.91m)

Please 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.

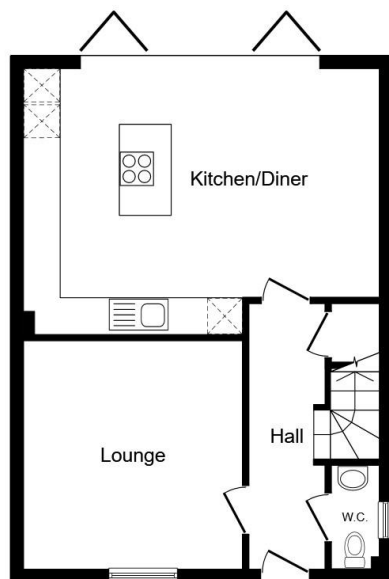
Agents Note

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.

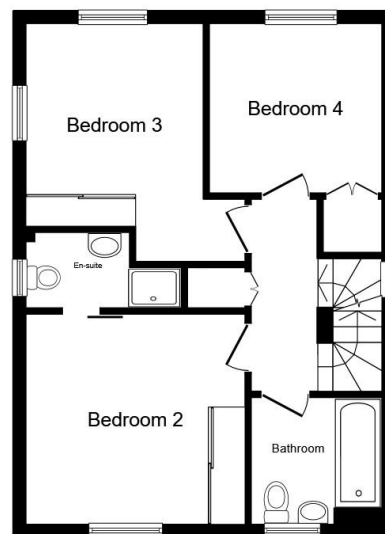




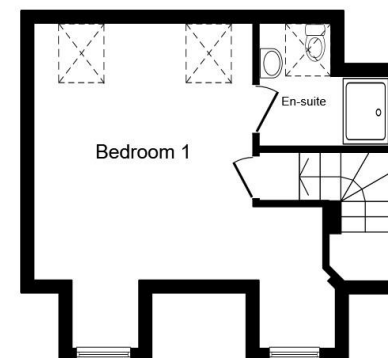




Ground Floor



First Floor



Second Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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EPC Rating:
 Exempt

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Tenure: Freehold



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