



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Friars Moor
Sturminster Newton

Guide Price
£400,000

Located in the heart of the picturesque market town of Sturminster Newton, this delightful three-bedroom detached bungalow offers an exceptional opportunity for those seeking a spacious, well-maintained home with superb outdoor space and excellent privacy. Tucked away in a quiet residential area, the property boasts a generous private driveway, attached single garage, and two separate side access gates to the rear garden, ideal for families, downsizers, or for those who values practicality and peace.

Inside, the bungalow offers a bright and comfortable layout, a spacious entrance hall which connects you seamlessly to all rooms throughout the property. A welcoming living room with access to the garden through double french doors, a modern fitted kitchen, three generously sized bedrooms, and a stylish, contemporary bathroom - what is not to love? The interiors fill with natural light and offer great potential to personalise, suiting a variety of lifestyles. Whether you're a growing family, downsizer, or simply looking for the ease of single-storey living.

Set in the sought-after town of Sturminster Newton, you'll enjoy a blend of countryside charm and everyday convenience, with local shops, schools, riverside walks, and community amenities all within easy reach.



The Property

Accommodation

Inside

The front door opens into a well proportioned, welcoming entrance hall with doors leading off to all rooms of the property. For appearance and practicality, the floor is laid with an oak wood flooring. There is access to the loft space as well as the airing cupboard, which houses the hot water cylinder and central heating control panel with built in shelving for linen and towels. A door leads from the hall into the spacious sitting room, with a feature fireplace with polished stone surround and 'Optimist' coal effect living flame fire. French doors with full height windows to either side open and provide access to the rear paved seating area.

The well proportioned kitchen and breakfast room benefits from a window overlooking the drive to the front. Fitted with a range of soft closing and eye level kitchen units, the kitchen provides a good amount of granite work surfaces with matching upstand and breakfast bar area. There is an integrated dishwasher, including a one and half bowl sink with swan neck mixer tap and integrated fridge, built in eye level electric oven with microwave/combi over plus storage cupboards and below. Induction hob with extractor hood over. Two doors in the kitchen lead to the garage and side access to the garden and drive.

The shower room includes a basin with mono tap, WC and integrated storage with a granite counter top. Tiled walls and natural stone tiled floor with heated underfloor and chrome heated towel rail. There are two generously sized bedrooms, the main bedroom includes built in wardrobes and an en-suite. Equipped with a corner fully tiled shower cubicle, WC and vanity style wash hand basin with mono tap and mirror fronted bathroom cabinet, tiled walls and under floor heating. The second bedroom also features fitted cupboards with hanging rail and shelving. A third bedroom currently used as a dining room overlooks the drive, with an obscure glazed door opening into the conservatory. With Upvc double glazed windows, the conservatory offers a peaceful and light filled space with a door opening to the rear garden.

Outside

Garage

A good size single garage with electric up and over door, power and lighting. Rafter storage. Fitted floor and eye level cupboards with work surface over. Part glazed Upvc door to side path which leads to the front and rear gardens and door into the kitchen/breakfast room. New electrical consumer unit. Space and plumbing for a washing machine and space for a tumble dryer.

Drive and Garden

The property is approached from the road onto a tarmacadam drive. A wooden five bar gate gives access to a further block paved drive leading to the garage and providing ample parking for up to two cars. A picket gate under an arch to the side of the house opens to the conservatory area plus graveled area and greenhouse. The rear garden enjoys a sunny and private aspect, that has been interspersed with shrub and flower beds. A manageable astro-turfed section provides a low-maintenance space ideal for children's play as well as a decked area that provides the perfect spot for al fresco dining and summer entertaining.

Useful Information

Energy Efficiency Rating - D
 Council Tax Band - D
 uPVC Double Glazing
 Gas Fired Central Heating
 Mains Drainage
 Freehold
 *** No Onward Chain ***

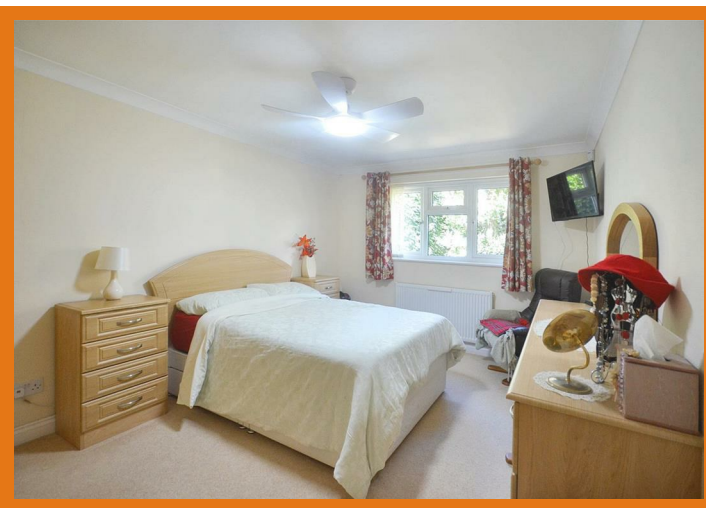
Directions

Location and Directions

The property is situated in the picturesque town of Sturminster Newton. In a popular residential area Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's.

Postcode - DT10 1BH

What3Words - ///talkative.laws.single



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 firms employment has the authority to make or give any representation or warranty in respect of the property.