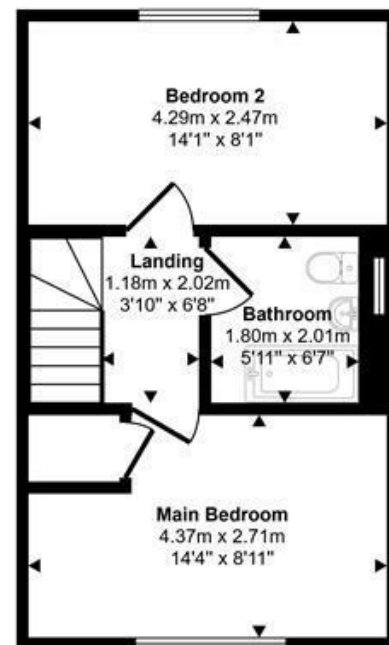


Ground Floor
Approx 32 sq m / 347 sq ft



First Floor
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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	



Woodlanders Road
Sturminster Newton

Guide Price
£245,000

A well presented two bedroom semi-detached house, situated in the small North Dorset town of Stalbridge, within easy reach of everyday amenities including an independent award winning supermarket, as well as the surrounding countryside. Offered for sale with the benefit of no onward chain.

Arranged over two floors, the property offers a wonderfully sociable sitting room/diner with double doors leading out to the rear garden, perfect for relaxing or entertaining, together with a well fitted kitchen and a downstairs WC on the ground floor. On the first floor there are two double bedrooms, the principal benefitting from built-in wardrobe space, served by a family bathroom. A viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Outside, the rear garden enjoys a south westerly aspect and is fully enclosed with a good degree of privacy, featuring a large patio area and lawn, together with side access and two tandem parking spaces.



The Property

Inside

Ground Floor

The front door opens into the entrance hall, with doors leading off to all ground floor rooms. The sitting room is a generous space with double doors leading out to the rear garden and plenty of space for relaxing or entertaining. Overlooking the front of the property, the kitchen is fitted with a range of shaker-style floor and eye-level cupboards with laminate worksurfaces, a built-in oven and hob, space for further appliances and a dining table. A downstairs WC completes the accommodation on this level.

First Floor

The landing gives access to both bedrooms and the family bathroom. The principal bedroom is a good sized double benefitting from built-in wardrobe space, while bedroom two is also a well proportioned double. The family bathroom serves both bedrooms.

Outside

Garden

The rear garden enjoys a south westerly aspect and is fully enclosed with a good degree of privacy, featuring a large patio area and lawn. Side access leads conveniently into the garden, and a timber shed provides useful additional storage.

Parking

Two tandem driveway parking spaces are available to the side of the property.

Useful Information

Energy Efficiency Rating B
Council Tax Band C
Upvc Double Glazing
Mains Drainage
Gas Fired Central heating
Freehold
No Onward Chain

Location and Directions

Stalbridge is a small and charming

Dorset town known for its friendly community and relaxed pace of life. It offers a selection of everyday amenities including independent shops, a supermarket, a pub, and a primary school, while retaining a traditional rural feel. Surrounded by attractive countryside, it provides easy access to scenic walks and is well placed for reaching nearby towns such as Sherborne and Sturminster Newton.

Postcode DT10 2FX

What3words

///inferior.dislikes.spoken

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.