



Dashwood Close  
Sturminster Newton

Asking Price  
£280,000

An appealing semi detached modern home with three good sized bedrooms, two with fitted wardrobes, offered for sale with no onward chain and situated in a popular residential area, close to some wonderful river and countryside walks. The property is situated on the fringe of Sturminster Newton, where town and country merge yet within easy access to all facilities. The town offers an excellent range of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries as well as a variety of entertainment venues.

The property is about twenty two years old and has been a much loved and enjoyed home since new. During this time it has been very well maintained and is presented to the market in very good order. The property has an easy to use layout with well proportioned rooms and provides comfortable living with the option to update to your own taste and style, as and when. The spacious sitting room has plenty of room for a dining table and chairs and enjoys a lovely view over the easy to manage and attractively landscaped rear garden. The kitchen has plenty of cupboards and space for appliances, there is a useful cloakroom and the bathroom is fitted with a modern suite. For convenience, the garage is attached to the side of the house and has a door to the rear garden plus a drive in front with space to park two cars. There is scope to create further parking on the front garden.

This lovely home needs to be viewed to appreciate what it has to offer as well as its location. An early viewing is urged to avoid disappointment on missing out on being only the second owner.



Total area: approx. 81.2 sq. metres (873.9 sq. feet)

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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                             |   | 71      | 85        |
| EU Directive 2002/91/EC                     |   |         |           |



## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the path to a covered area and the front door, which opens into a welcoming entrance hall with space for coats, boots and shoes. Stairs rise to the first floor and white panelled doors to the cloakroom, kitchen and sitting/dining room. This boasts a double outlook with window overlooking the drive to the side and window overlooking the rear garden. There is also a sliding patio door to the rear garden. The kitchen overlooks the front garden and is fitted with a range of wood grain effect units consisting of floor cupboards, separate drawer unit and eye level cupboards. There is a good amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. There is space for a slot in cooker, under counter fridge and plumbing and space for a washing machine. The gas fired central heating is concealed in a wall cupboard.

##### First Floor

The galleried landing has access to the loft space and an airing cupboard housing the hot water cylinder and central heating programmer plus white panelled doors to all rooms. There are two double bedrooms, both with fitted wardrobes and a good sized single bedroom. The bathroom is fitted with a modern suite consisting of pedestal wash hand basin, low level WC and bath with electric shower over, full height tiling to the surrounding walls and folding shower screen. The floor is laid to vinyl.

#### Outside

##### Parking and Garage

The property is access from the road onto a drive with space to park two cars and leads up to the garage. This has an up and over door, light and power plus rafter storage. There is a personal door to the side that opens to the rear garden.

##### Gardens

The front garden is partly laid to lawn to one side of the drive and to the other there is shrubbery and trees, which give good privacy and shielding from the

road. The rear garden has been attractively landscaped with curving lawns, which taper to the bottom of the garden and edged by well stocked mature shrub and flower beds as well as some trees. There is a paved seating area to the back of the house. The garden enjoys a sunny aspect and is enclosed by brick wall capped by timber fencing and timber fencing.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
Sustainable Timber Framed Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

### Directions

#### From Sturminster Newton Town

Leave Sturminster via Bath Road heading towards Gillingham and take a right turn into Honeymead Lane just before the school. Continue towards the bottom of the hill and take the second turning left into Dashwood Close. The property is located on the right hand corner. Postcode DT10 1PF

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.