

Total area: approx. 130.6 sq. metres (1405.8 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
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Bridge Street  
Sturminster Newton

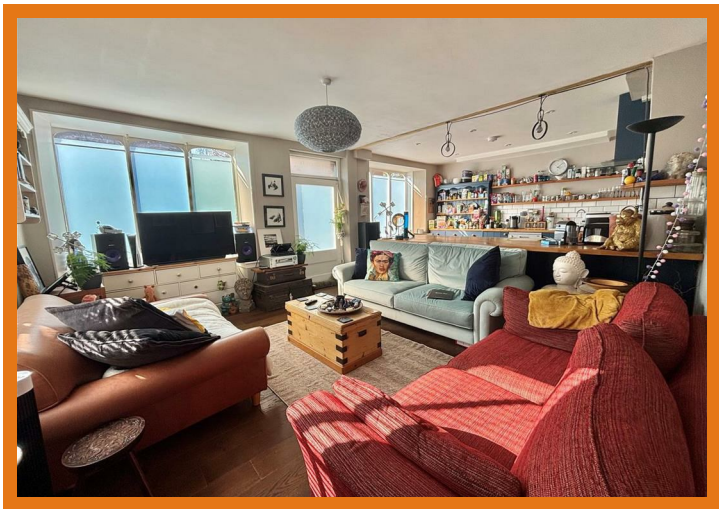
Asking Price  
£280,000

**\*\*GARAGE\*\*SPACIOUS ACCOMMODATION\*\*TOWN CENTRE\*\*** A fantastic chance to purchase a character townhouse with three double sized bedrooms and ideally located just a stone's throw from the town centre and close to some beautiful river and country side walks. The townhouse retains character features, such as, original sash windows, exposed beams and rafters. The current sellers have been in residence for about four years, during this time they have redecorated inside and repainted the front of the house this year. There is a most wonderful open plan ground floor space filled with natural light and providing a kitchen area with separate utility and downstairs cloakroom. The versatile space also offers options for dining or family room. On the first floor there is a double sized third bedroom which could also be used as a sizeable separate sitting room. The property also benefits from a combination boiler along with Hive control and a smart meter. This wonderful home must be viewed to really appreciate the well proportioned bright rooms and how it would easily lend itself to many potential buyers needs. The property does not have any outside space itself, but with a home this size and its closeness to parks and delightful walks, it will hardly be missed.

In brief, the ground floor accommodation consists of inviting entrance hall, fabulous open plan kitchen, dining and family room with plenty of natural light and engineered oak flooring, utility room with space for appliances and a cloakroom. On the first floor there is the sitting room, bedroom three and a stylish modern bathroom. On the second floor there are two further double bedrooms. Outside there is a garage, which is located close by.

Energy Efficiency Rating 'Exempt' - Council Tax Band C - DRAFT DETAILS





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Timber front door with inset glass fanlight and transom window above opens into the entrance hall. Ceiling light. Smoke detector. Wall mounted cupboard housing electric meter and consumer unit. Radiator. Base cupboard housing gas meter. Power points. Stairs rising to the first floor with storage cupboard beneath. Engineered oak flooring. Door to the:-

#### Kitchen/Dining/Family Room

7.16m" x 4.27m (23'6" x 14')  
Maximum measurements - A fabulous open plan room with plenty of natural light. Two bay windows and door with opaque glazing to the road side and window to the front overlooking the lane. Ceiling and recessed lights. Smoke detector. Central heating programmer. Radiators. Power, telephone and television points. Fitted with a range of floor cupboards, separate drawer unit and eye level cupboards. Good amount of solid wood work surfaces. Part tiled walls. Ceramic one and half bowl sink and drainer with swan neck mixer tap. Built in electric oven and ceramic hob with extractor hood over. Integrated fridge. Space and plumbing for a dishwasher. Engineered oak flooring throughout.

#### Utility

Ceiling light. Extractor fan. Radiator. Part tiled walls. Work surface with stainless steel sink and mixer tap plus floor cupboard below and space and plumbing for a washing machine. Space for upright freezer. Power points. Recess fitted with shelves. Engineered oak flooring. Door to the:-

### Cloakroom

Ceiling light. Extractor fan. Low level WC with dual flush facility. Pedestal wash hand basin with mixer tap and tiled splash back. Engineered oak flooring.

### First Floor

#### Landing

Galleried landing with pane glass sash window overlooking the lane. Ceiling light. Smoke detector. Central heating thermostat. Radiator. Power points. Cupboard housing gas fired combi boiler. Stairs rising to the second floor. Doors to bathroom, bedroom three and to the:-

#### Sitting Room

3.94m" x 4.27m (12'11" x 14')  
Enjoying a double outlook with pane glass sash windows overlooking the lane and the road side. Ceiling lights. Radiator. Power, telephone and television points.

#### Bedroom Three

3.66m x 3.89m" (12' x 12'9")  
Sash window overlooking the road side. Ceiling light. Radiator. Power points.

#### Bathroom

Pane glass window to the rear. Ceiling light. Extractor fan. Chrome heated towel rail. Fitted with a suite consisting of low level WC with dual flush facility, pedestal wash hand basin with mixer tap and tiled splash back, fully tiled walk in 'Mira' mains fed shower with umbrella head shower plus smaller headed shower and a double ended bath with central mixer tap. Natural stone tiled floor.

### Second Floor

### Landing

Galleried landing. Exposed rafters. Smoke detector. Ceiling light. Radiator. Power and telephone points. Doors to both bedrooms.

#### Master Bedroom

2.95m" x 6.50m" (9'8" x 21'4")  
Dual aspect with skylight to one side and window overlooking the road side with rural glimpse. Exposed beams and rafters. Access to loft space and freesat aerial. Ceiling light. Two radiators. Power, telephone and television points.

#### Bedroom Two

4.14m" x 4.27m (13'7" x 14')  
Window to the road side with partial view towards the mill. Ceiling light. Exposed beams and rafters. Radiator. Power and television points.

### Outside

#### Garage

Single garage with up and over door located close by. Please note that the garage is held on a 999 year lease of which eleven years has passed.

### Directions

#### From the Sturminster Newton Office

Turn left out of the office and proceed onto Bridge Street. Take a turning left - just opposite the fish and chip shop - into Church Lane and the property will be found on the left hand corner.

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.