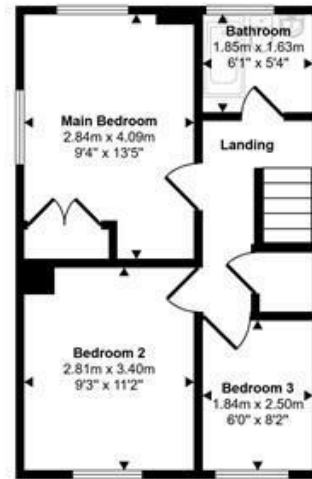
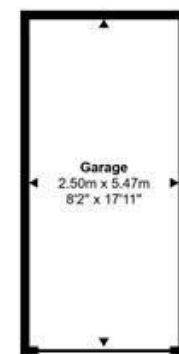


Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 37 sq m / 396 sq ft



Garage
Approx 14 sq m / 148 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.



Wheat Close
Kingston

Guide Price
£285,000

A well presented three bedroom semi-detached home, situated within a pleasant village setting and enjoying an attractive outlook to the rear across adjoining fields.

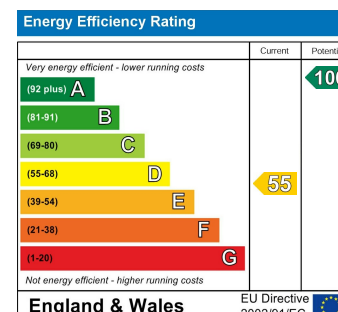
The property offers well balanced and thoughtfully arranged accommodation, well suited to a range of buyers including first time purchasers, families or those seeking a comfortable home in a desirable location. The interiors are light and welcoming, with a layout that flows naturally and provides a practical arrangement for modern day living.

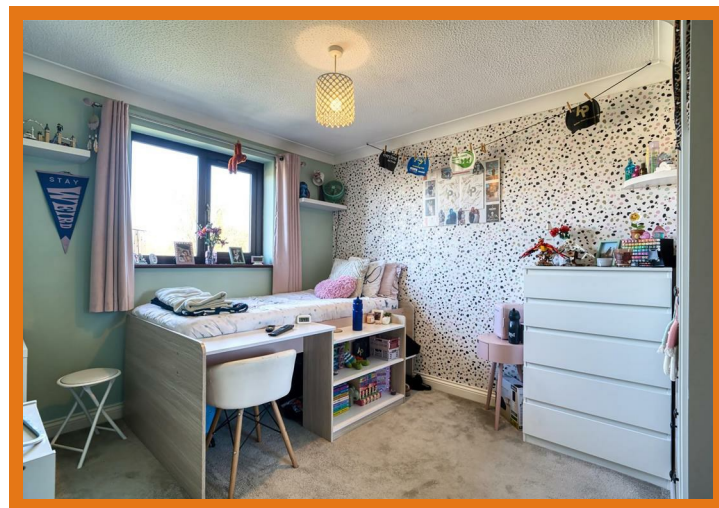
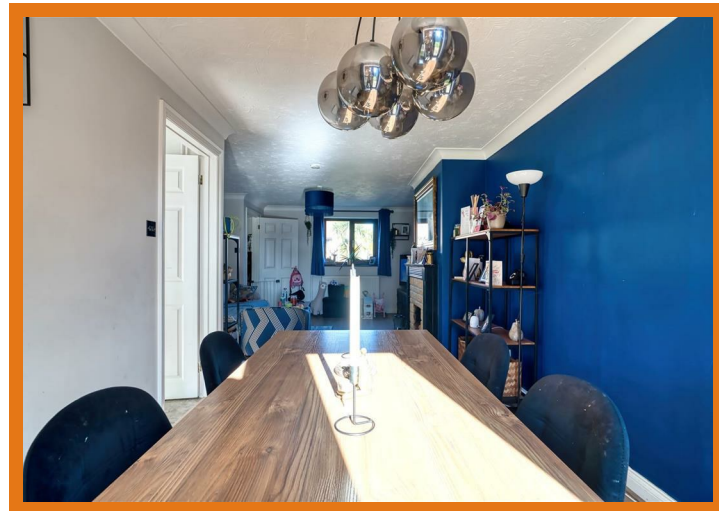
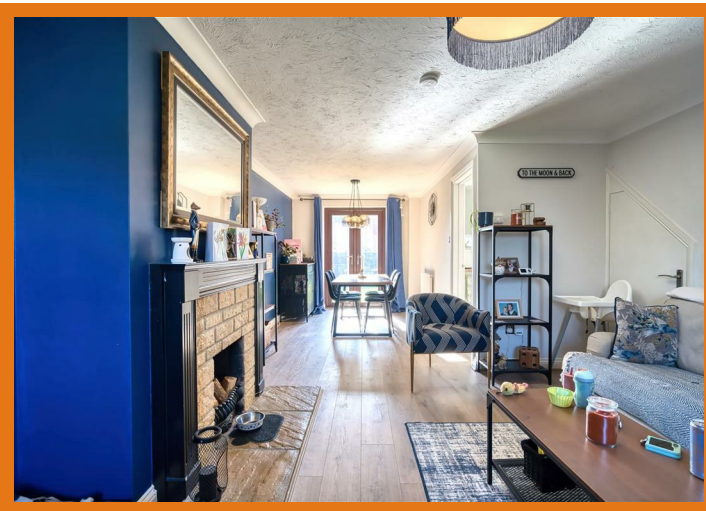
A particular feature of the home is the open-plan sitting/dining area, creating a sociable and versatile space ideal for both everyday use and entertaining. The inclusion of an open fire adds character and a central focal point, enhancing the overall feel of the property.

Externally, the property benefits from gardens, parking and a garage, while the position backing onto open fields provides a pleasant sense of space and far reaching views, adding to the overall appeal.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





Accommodation
Inside

The accommodation is arranged over two floors and provides well proportioned and functional living space throughout.

On the ground floor, a hallway provides access to the principal rooms and includes useful understairs storage. The sitting/dining room is a spacious and comfortable open-plan reception area, offering ample room for both seating and dining. The space is well suited to modern living, with an open fire creating a central focal point and adding warmth and character to the room.

The kitchen is fitted with a range of traditional style units and worktop surfaces, providing good storage and preparation space. There is space and plumbing for a washing machine, space for a fridge freezer and a slot-in cooker with extractor over. A door from the kitchen leads directly outside, providing convenient access to the garden.

On the first floor, the landing leads to three bedrooms, all of which are well

arranged and suitable for a variety of uses including family accommodation, guest space or home working. The main bedroom benefits from built-in storage. The accommodation is served by a family bathroom.

Outside

The property benefits from both front and rear gardens, offering a balanced and usable outdoor space.

To the rear, the garden is enclosed and laid predominantly to lawn with a patio seating area, providing a pleasant space for outdoor dining, relaxing or entertaining. The garden enjoys a good level of privacy and offers a manageable yet practical outdoor environment.

To the front, there is an additional area of lawn along with driveway parking for at least two vehicles, leading to a garage, with light and power, which provides further storage or parking options.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
Oil Fired Central Heating

Mains Drainage
Freehold
No Onward Chain

Location and Directions

Kingston is a small rural hamlet set within the Dorset countryside, offering a peaceful setting surrounded by open farmland and scenic walking routes. The location provides a quieter lifestyle while still being within easy reach of nearby villages and amenities.

The nearby village of Hazelbury Bryan offers a range of everyday facilities including a shop, primary school and public house. Further amenities can be found in the surrounding market towns of Sturminster Newton and Sherborne, both of which provide a wider range of shopping, schooling and transport links, including mainline rail services.

Postcode DT10 2EP

What3words ///grove.commuting.suffix

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.