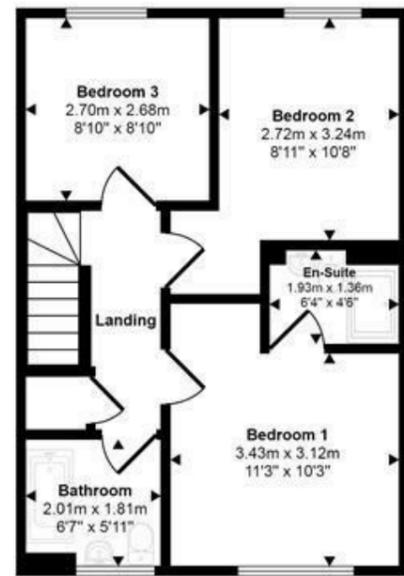




Ground Floor
Approx 50 sq m / 535 sq ft



First Floor
Approx 45 sq m / 482 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		94
(81-91)	B	84	
(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	



Hammer Mill Lane Sturminster Newton

Guide Price
£400,000

Modern Detached Home with Stylish Finishes and a Beautiful Garden:-

This nearly-new detached home offers the perfect balance of modern convenience and welcoming comfort. Designed with thoughtful details throughout, it is ready to move straight into — just add your furniture and a few personal touches to make it your own.

Inside, the ground floor begins with a bright and spacious entrance hall, leading to a comfortable double aspect sitting room, a handy WC, and a stunning open-plan living space. Double doors open out onto the garden, creating a wonderful flow for family life and entertaining. The contemporary kitchen area is fitted with soft-closing units, generous work surfaces, and built-in appliances, while a separate utility room adds extra practicality. Amtico flooring runs throughout the ground floor, giving a stylish and durable finish.

Upstairs, there are three double bedrooms, including a main bedroom with its own en-suite shower room, along with a modern family bathroom.

Outside, the property really shines, with a beautifully landscaped garden designed for relaxation and enjoyment. A driveway provides parking for up to three cars, complemented by a larger-than-average garage with power, plus an EV charging point for added convenience.

Situated within easy reach of the town and surrounded by lovely countryside and riverside walks, this home offers both accessibility and tranquillity. Whether you're looking for a wonderful family home or the ideal place to downsize and enjoy your leisure years, this property is sure to impress.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a bright and inviting entrance hall with stairs rising to the first floor and doors leading off to the sitting room, open plan living space and the cloakroom, which is fitted with a WC and a pedestal wash hand basin. For appearance and practicality, the floor is laid in an attractive wood effect Amtico that continues throughout the ground floor.

The sitting room (currently used as a bedroom) benefits from a double aspect with two windows to the drive side and one overlooking the front garden. There is plenty of room for settees and armchairs. At the back of the house, you will find a spacious open plan area that can be tailored to suit your own style. There is plenty of room for a large dining table as well as settees for relaxing. Double doors open out to the rear garden. The kitchen area has a window to the rear, and is fitted with a stylish range of soft closing floor cupboards, separate drawer unit with deep pan drawers and cutlery tray plus eye level cupboards. You will find a generous amount of work surfaces (including a breakfast bar) with a matching upstand and a one and a half bowl stainless steel sink and drainer with a swan mixer tap. There is a built in electric oven with storage above and below, an integrated fridge/freezer and dishwasher, plus a

gas hob with an extractor hood above. From the kitchen, a door opens to the utility, which is fitted with matching units, plumbing for a washing machine and has a door to the drive.

First Floor

On this floor, you will find three double bedrooms, the main bedroom benefits from an en-suite shower room plus there is the family bathroom. This is fitted with a modern suite consisting of a bath with a mains shower above, WC and a pedestal wash hand basin.

Outside

Garage and Drive

The property is approached from the road onto a tarmac drive with space to park three cars comfortably and leads up to the garage. This has an up and over door, and benefits from light and power plus rafter storage. It measures - 6.17 m x 3.28 m/20'3" x 10'9". A gate from the drive opens to the rear garden.

Gardens

From the drive there is a paved path that leads to the front door, which has a storm canopy over it. The rest of the garden is laid to lawn with beds that are planted with shrubs and a tree. The rear garden has been beautifully landscaped - There is a paved seating area to the back of the house with the rest of the garden being laid to artificial grass divided from the patio by a sleeper. There are beds planted with different species of grasses, shrubs and

trees, including a palm tree. There is a wildlife pond and a garden shed behind the garage. The garden is fully enclosed and enjoys a good amount of sunshine.

Useful Information

Energy Efficiency Rating B

Council Tax Band D

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

EV Charging point and the Remainder of the NHBC Guarantee

There will be an Estate Charge of around £300 per annum, once the development is completed.

Location and Directions

The property is situated one the outskirts 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 1GF

What3words - ///rumble.scrub.appetite

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.