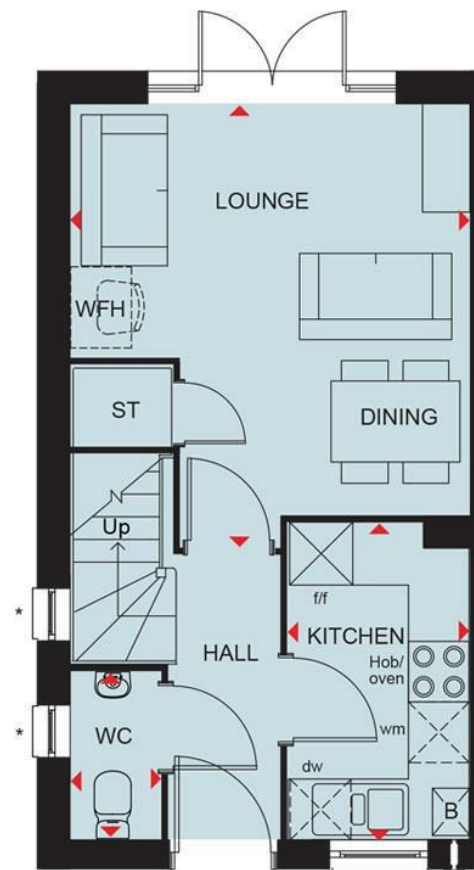




1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
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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                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



## The Hamlets Stalbridge

Prices From  
£259,000

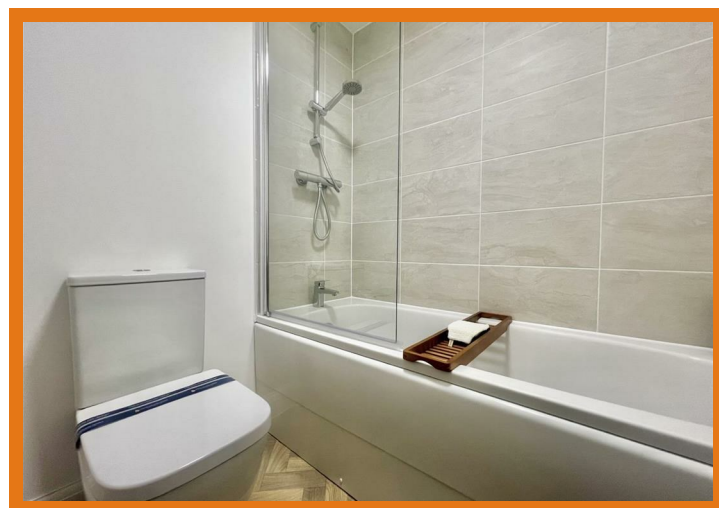
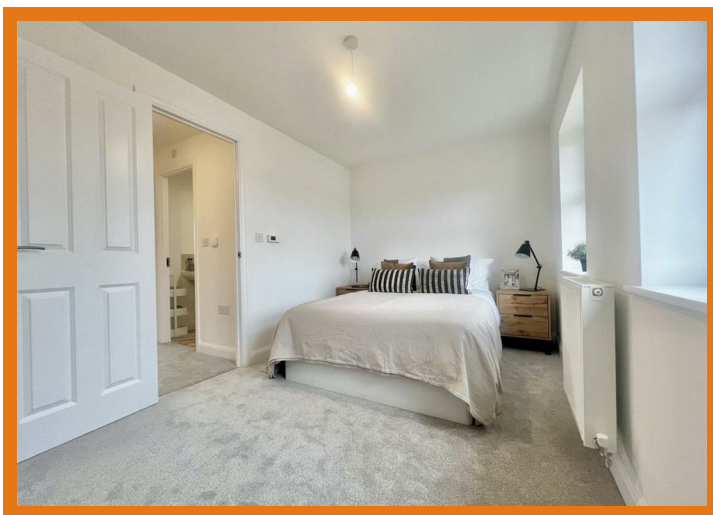
**\*\*GIFTED DEPOSIT OF £12,500\*\*** Welcome to your new home in the heart of Stalbridge - a charming and historic Dorset town surrounded by beautiful countryside. This thoughtfully designed two-bedroom semi-detached property offers the perfect blend of modern comfort, energy efficiency, and community living.

With an attractive brick exterior, neatly landscaped frontage, and private driveway with space for two cars. Step inside, and you are welcomed into a warm and inviting entrance, that leads into a bright, open-plan living space, ideal for family evenings in and entertaining. You will also find a downstairs WC with clever under-stairs storage.

At the front of the home is a stylish kitchen, complete with integrated kitchen cupboards and plenty of storage. Towards the rear, the large open styled lounge is dedicated with a dining area. This room is filled with natural light shining through from the double French doors that open out onto a south-east facing garden - your own sunny spot for morning coffee or weekend barbecues.

Upstairs, you will find two generous double bedrooms, both offering comfort, privacy, and plenty of room to make your own. The family bathroom is sleek and modern, with quality finishes throughout.

Whether you are a first-time buyer, a couple starting a new chapter, or a young family looking for a place to grow, this home offers everything you need in a beautifully located, ready-to-move-into package. Local amenities, schools, and scenic countryside walks are all within easy reach, making this an ideal place to put down roots.



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens up into a warm entrance hall, with doors leading off to all rooms situated on the ground floor, and a staircase leading to the upstairs. With a door leading on to the combined sitting room and dining area, you will find double doors opening onto the rear south east facing garden. You will also find attached to the main entrance hall the cloakroom, which is fitted with a WC and pedestal basin.

The kitchen is fitted with a range of contemporary and stylish units, consisting of floor and eye level cupboards. The kitchen offers a generous amount of work surface space, a stainless steel sink and drainer with a mixer tap. The oven and electric stove top are built in with an extractor hood above and there is also an integrated fridge/freezer and

washing machine.

##### First Floor

Upstairs you will find the family bathroom, fitted with a modern suite consisting of a bath with a mains shower above, WC and pedestal basin. You will find, that there are two good sized double bedrooms, one bedroom stretched along the front of the property, which includes a built in storage cupboard and the second double bedroom laid across the rear, with two windows looking out onto the rear garden.

#### Outside

There are two allocated parking spaces to the front of the property, with an electrical charging point. The garden will be laid to lawn with a paved area and enjoys a south eastern facing aspect.

#### Useful Information

Energy Efficiency Rating A/B  
Council Tax Band - not yet assessed  
uPVC Argon Filled Double Glazing  
Gas Fired Central Heating plus

Photovoltaic Panels and Waste Water Heat Recovery System  
Mains Drainage  
Freehold  
No Onward Chain

#### Location and Directions

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. The entrance to the development will be found a short distance on the right hand side and the property will be found set back from the road on the right.

Postcode - DT10 2PQ

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.