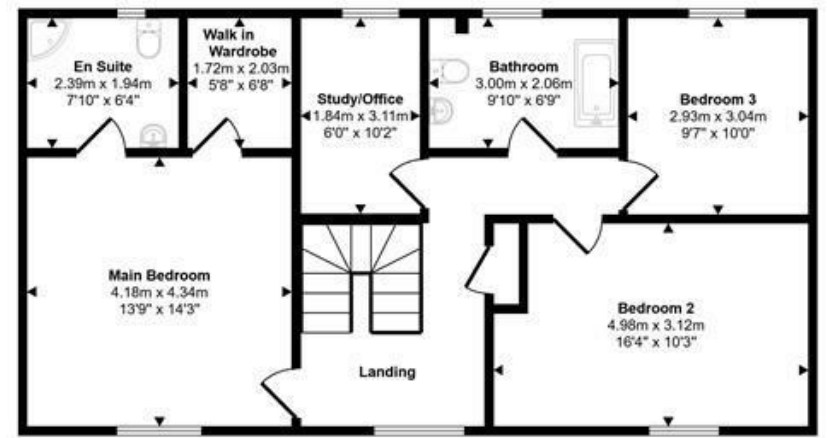
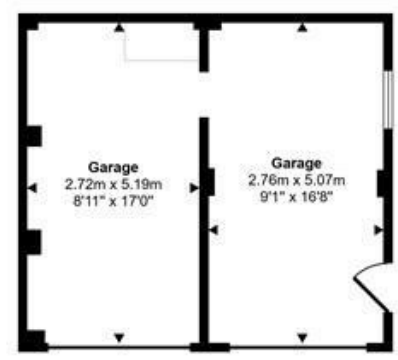


Ground Floor
Approx 82 sq m / 881 sq ft



First Floor
Approx 79 sq m / 851 sq ft



Garage
Approx 29 sq m / 311 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.



Red Lion Close
Sturminster Newton

Guide Price
£460,000

A well proportioned detached family home situated on the edge of the market town of Sturminster Newton, close to Sturminster Newton Mill and with the benefit of a nearby footpath providing convenient access into the town centre, as well as a variety of attractive riverside walks close by. The property offers spacious accommodation arranged over two floors together with a private garden, double garage and driveway parking. The house provides a practical layout suited to family living with well balanced reception space and good sized bedrooms.

The ground floor includes a generous sitting room featuring a fireplace which provides an attractive focal point together with a separate dining room and a kitchen/breakfast room with French doors opening onto the garden. A utility room positioned off the kitchen provides additional practical space for appliances and storage. The layout of the property allows for comfortable everyday living whilst also offering space for entertaining and family gatherings.

On the first floor there are four bedrooms including a large main bedroom which benefits from an en-suite shower room and walk in wardrobe. The remaining bedrooms are served by the family bathroom. Outside the property enjoys a well maintained garden together with a double garage and parking, creating a home that offers both space and practicality in a convenient and well connected location.

1 Market House
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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	



Accommodation

Inside

The property is entered through a front door into the entrance hall which provides access to the principal ground floor rooms together with the staircase rising to the first floor. A WC is also conveniently located on the ground floor.

The sitting room is a spacious reception room enjoying a double aspect and benefits from a feature fireplace which provides an attractive focal point. The dining room provides a separate reception space ideal for dining and entertaining.

The kitchen/breakfast room is fitted with a range of traditional style units with worktop space and provides room for informal dining. French doors open directly onto the garden allowing plenty of natural light into the room. A utility room is located off the kitchen and provides space for a fridge freezer together with space and plumbing for a washing machine.

On the first floor the landing leads to four

bedrooms. The main bedroom is a particularly good size and benefits from a walk in wardrobe together with an en-suite shower room. The remaining bedrooms are served by the family bathroom which is fitted with a bath, wash hand basin and WC.

Outside

The property benefits from a driveway providing parking which leads to a double garage.

The rear garden has been attractively arranged with a lawn and patio seating areas together with a pathway leading towards the rear of the garden. The garden is enclosed and enjoys a good level of privacy with mature planting and borders providing interest throughout the year. Additional features include a greenhouse, summerhouse and pergola together with a fish pond.

Useful Information

Energy Efficiency Rating C
Council Tax Band F
Gas Central Heating
Mains Drainage
Upvc Double Glazing
Spray Foam Insulation in the Loft
Freehold

Location and Directions

Sturminster Newton is a traditional Dorset market town set within the Blackmore Vale countryside. The town offers a range of everyday amenities including independent shops, supermarkets, cafés, schooling and healthcare services together with a variety of leisure facilities.

The surrounding countryside provides excellent opportunities for walking and outdoor recreation, whilst nearby towns such as Sherborne, Blandford and Gillingham provide a wider range of shopping, schooling and leisure facilities. Rail services to London Waterloo are available from nearby stations including Gillingham, Sherborne and Templecombe.

Postcode DT10 2PX

What3words
relaxing.outgoing.scarecrow

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.