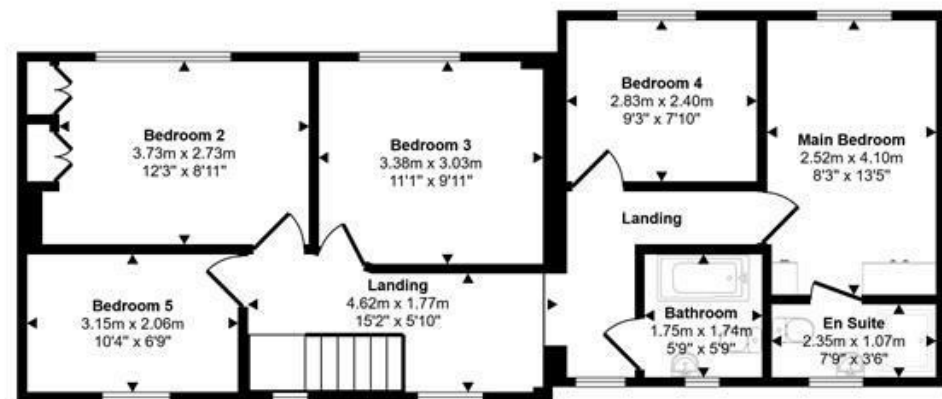
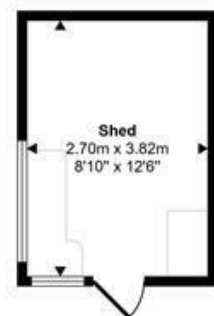


Ground Floor  
Approx 74 sq m / 798 sq ft



First Floor  
Approx 69 sq m / 742 sq ft



Outbuilding  
Approx 10 sq m / 111 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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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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



Park Road  
Stalbridge

Guide Price  
£385,000

A spacious and well presented five bedroom semi-detached home, situated in the popular Dorset town of Stalbridge, ready to move straight into and offered for sale with no onward chain. Stalbridge is one of Dorset's most characterful small towns, with an award winning supermarket, butchers, post office, primary school, public house and a good range of everyday amenities all close by. The larger towns of Sturminster Newton, Sherborne and Shaftesbury are all within easy reach, with Templecombe mainline railway station just three miles away.

The accommodation extends to approximately 1,600 square feet across two floors and is generously proportioned throughout, comprising a sitting room featuring a wood burning stove, a separate dining room, a modern kitchen and a large conservatory on the ground floor, alongside a useful utility room and WC. To the first floor, five well proportioned bedrooms are found, the principal benefiting from an en suite shower room and bedroom two having built-in wardrobe space. The remaining bedrooms are served by the family bathroom.

Outside, the property enjoys a large and private rear garden, a patio area and lawn, alongside a small area of lawn to the front. A useful shed is also found within the plot, alongside generous driveway parking for up to four vehicles.



## The Property

### Inside

#### Ground Floor

The property can be entered via the entrance hall or the utility room, both leading through to the principal ground floor rooms and a WC. The sitting room is a generous and comfortable reception space with a wood burning stove as its focal point. The dining room leads off from the kitchen, which is fitted with wooden worktops, a built-in oven, hob and dishwasher, with space for a fridge freezer and a window overlooking the garden. A conservatory beyond enjoys double doors opening directly outside.

#### First Floor

Stairs rise to the landing where five well proportioned bedrooms are found. Bedroom two benefits from built-in wardrobe space, whilst the principal bedroom has an en suite shower room. The remaining four bedrooms are served by the family bathroom.

### Outside

#### Garden

The large south westerly facing rear garden enjoys a good level of privacy and is predominantly laid to lawn, complemented by a patio seating area. A useful shed is also situated within the garden, and rear vehicle access is available. In addition, there is a small area of lawn to the front of the property.

#### Parking

A generous driveway provides off road parking for up to four vehicles.

### Useful Information

Energy Efficiency Rating Tbc  
Council Tax Band C  
Gas Fired Central Heating  
Mains Drainage  
Upvc Double Glazing  
Freehold  
No Onward Chain

### Location and Directions

Stalbridge is a small and charming

Dorset town known for its friendly community and relaxed pace of life. It offers a selection of everyday amenities including independent shops, a supermarket, a pub, and a primary school, while retaining a traditional rural feel. Surrounded by attractive countryside, it provides easy access to scenic walks and is well placed for reaching nearby towns such as Sherborne and Sturminster Newton.

Postcode DT10 2RB

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.