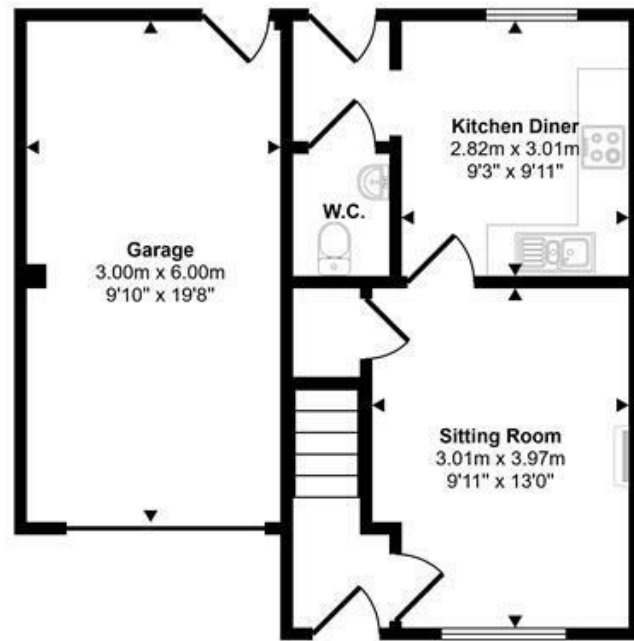
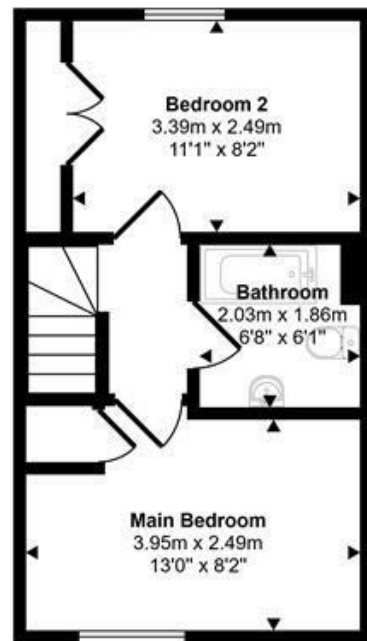




Approx Gross Internal Area
76 sq m / 813 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft

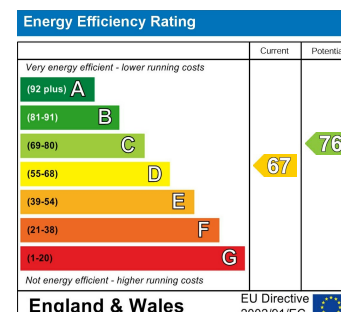


First Floor
Approx 28 sq m / 305 sq ft

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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Honeymead Lane
Sturminster Newton

Guide Price
£225,000

A well presented two bedroom semi-detached house situated in the popular market town of Sturminster Newton, within easy reach of a good range of everyday amenities and the surrounding countryside.

Arranged over two floors, the property offers a comfortable sitting room featuring an electric fireplace. This opens through to a traditional kitchen diner, which has a door leading out to the rear garden, together with a downstairs WC on the ground floor. On the first floor there are two double bedrooms, both benefitting from built-in storage, served by a family bathroom. The property is conveniently located within walking distance of the town centre, making it an excellent choice for those wanting easy access to local shops, schools and amenities.

Outside, the rear garden enjoys a north easterly aspect and is enclosed with a good degree of privacy. There is a garage, accessible directly from the kitchen diner and garden, together with driveway parking for at least two cars. The garage also offers potential for conversion into additional living space, subject to the necessary consents.



The property

Inside

Ground Floor

The front door opens into an entrance hall with stairs rising to the first floor, leading through to the sitting room, a comfortable space featuring an electric fireplace as a focal point. This in turn leads through to the kitchen diner, which is fitted with a range of shaker-style floor and eye-level cupboards, wood effect laminate worksurfaces, a built-in oven and hob and space for further appliances. A window overlooks the rear garden, with a door leading directly outside.

First Floor

Stairs rise to the landing with doors leading off to both bedrooms and the family bathroom. Both bedrooms are good sized doubles benefitting from built-in storage, served by the family bathroom.

Outside

Garden

The rear garden enjoys a north easterly aspect and is enclosed with a good degree of privacy, mainly laid to lawn with a patio area. Both the garage and kitchen diner are accessible directly from the garden.

Parking

The garage is attached to the property, with driveway parking for at least two cars to the front.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

Mains Drainage

Upvc Double Glazing

Gas Fired Central Heating

Freehold

Vendors will need to find onward purchase

Location and Directions

Sturminster Newton is a popular

and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode DT10 1QH

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.