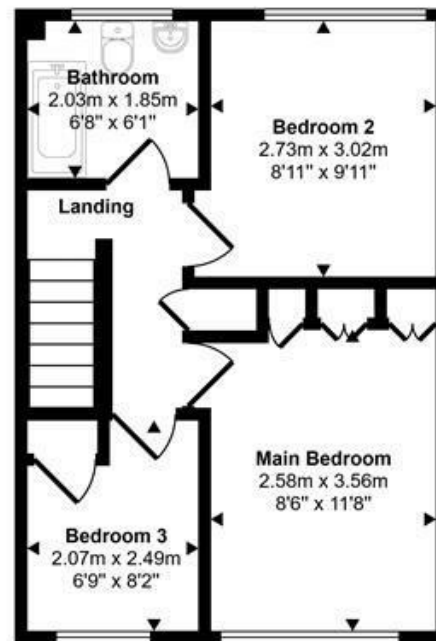


Ground Floor
Approx 34 sq m / 367 sq ft



First Floor
Approx 35 sq m / 377 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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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	74	81
(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	

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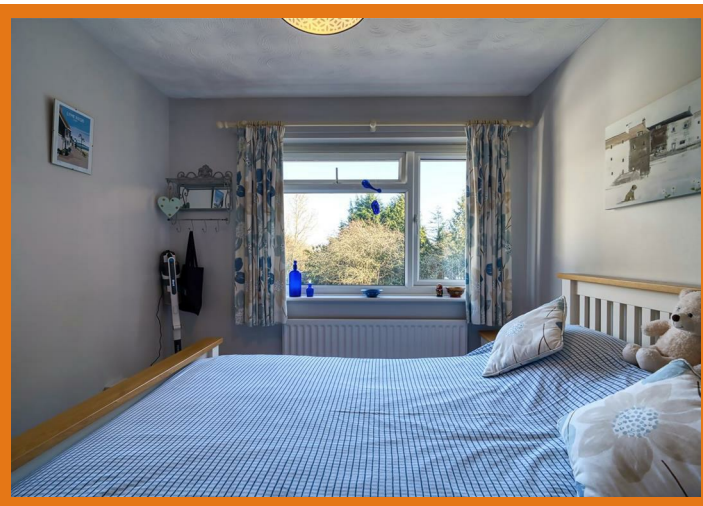
Barnes Close
Sturminster Newton

Guide Price
£250,000

A well presented three bedroom semi-detached home offering well proportioned accommodation and situated within a residential area of the market town of Sturminster Newton. The property provides a practical and comfortable layout suited to modern day living, complemented by an enclosed rear garden and a garage to rear of the property.

The ground floor offers comfortable reception space with a good sized sitting room that flows naturally into a dining area positioned at the rear of the house. This arrangement creates a sociable environment for both everyday use and entertaining. The kitchen is positioned to the rear of the property and provides direct access to the garden, enhancing the connection between the internal living areas and outside space.

Upstairs, the property offers three bedrooms together with a family bathroom, while a useful ground floor WC adds additional convenience. The overall arrangement provides a balanced combination of living and bedroom accommodation within a popular town setting.



Accommodation

Inside
An entrance hall provides access to the principal ground floor rooms and staircase to the first floor, together with a convenient downstairs WC. The sitting room is well proportioned and positioned to the front of the property, offering a comfortable living space which leads through to a defined dining area at the rear, providing space for a table and chairs.

The kitchen is fitted in a traditional style with a range of wall and base units and worktop space. There is room for a slot-in cooker and a fridge/freezer, along with space and plumbing for a washing machine. A door from the kitchen leads directly out to the rear garden.

On the first floor there are three bedrooms. The main bedroom benefits from built-in wardrobe storage, while bedroom three also includes built-in storage. The

remaining bedroom offers flexibility for family members, guests or home working. The accommodation is completed by a bathroom fitted with a bath, wash basin and WC.

Outside

The rear garden is enclosed and arranged for ease of maintenance, incorporating paved and gravelled areas with planted shrub borders providing colour and interest. The layout creates an attractive outdoor space suitable for seating and enjoying the garden with minimal upkeep. A garden shed provides additional storage.

To the side of the property there is access to a single garage and on street parking close by.

Useful Information

- Energy Efficiency Rating tbc
- Council Tax Band B
- Gas Fired Central Heating
- Mains Drainage
- Upvc Windows

Community Charge- £145 per year as of April 2026.
Freehold

Location and Directions

Sturminster Newton is a traditional Dorset market town set within the picturesque Blackmore Vale countryside. The town offers a range of everyday amenities including independent shops, cafes, supermarkets, schooling and healthcare services, together with a variety of leisure and community facilities. The surrounding countryside provides numerous walking opportunities and the road network offers access to neighbouring towns and regional centres.

Postcode DT10 1BN

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.