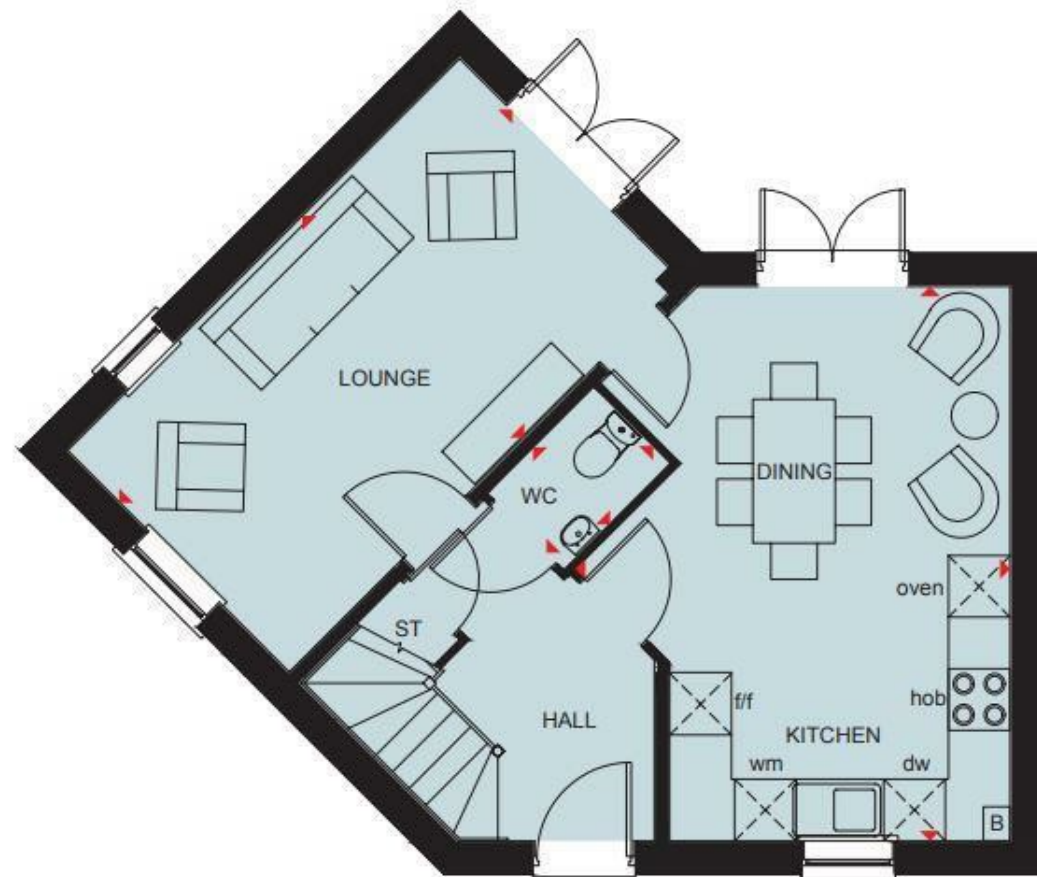
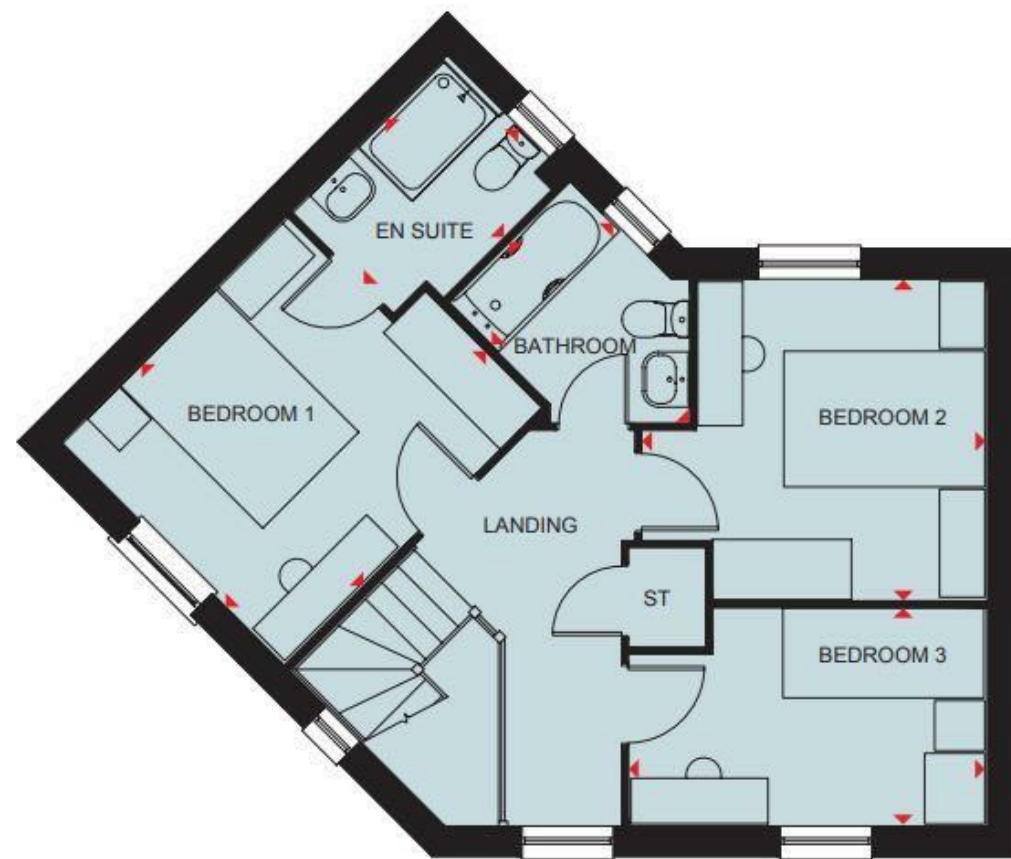




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

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	



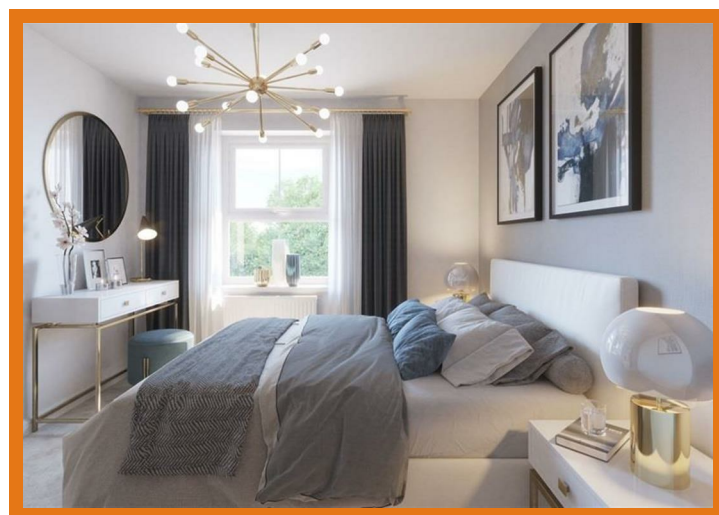
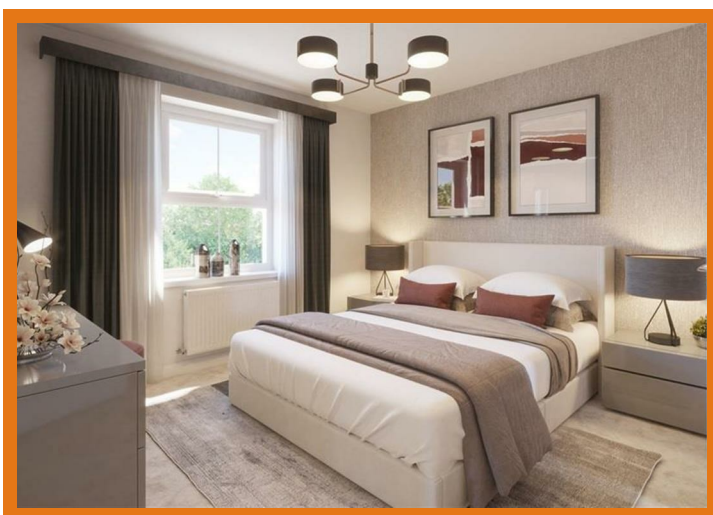
The Hamlets Stalbridge

Asking Price
£326,000

A brand new semi detached home offering well planned and contemporary accommodation extending to approximately 952 sq ft, arranged over two floors. The ground floor features a bright, triple aspect sitting room and an open plan kitchen and dining room, both enjoying French doors opening onto the west facing garden, creating a strong connection between the living space and the outdoors. A cloakroom and useful understairs storage complete the ground floor layout.

Upstairs, the accommodation comprises three bedrooms, including a principal bedroom with en suite facilities, along with a further double bedroom, a single bedroom and a family bathroom. The property also benefits from two parking spaces, an electric vehicle charging point and photovoltaic solar panels, contributing to efficient and future-focused living.

Stalbridge is a well served market town offering a range of local shops, a supermarket, primary school, public houses and everyday amenities. The town enjoys a strong sense of community and provides convenient access to the surrounding countryside as well as nearby towns including Shaftesbury and Sherborne.



Inside

The property is entered into an entrance hall which provides access to the principal ground floor accommodation. The sitting room is a bright and welcoming space, benefiting from a triple aspect and French doors opening onto the west facing garden, making it well suited to everyday living and entertaining.

The open plan kitchen and dining area has been finished in a modern style and provides a practical and sociable layout. There is a choice of worktops available, allowing purchasers the opportunity to personalise the finish. French doors from the dining area open directly onto the garden, enhancing the sense of space and light throughout the ground floor.

A ground floor cloakroom and understairs storage complete the ground floor layout.

Stairs rise to the first floor landing,

which gives access to all first floor accommodation. The principal bedroom benefits from en suite facilities, while the remaining bedrooms are served by a separate family bathroom.

Outside

The rear garden enjoys a westerly aspect and provides a private and sunny outdoor space, suitable for seating and outdoor use throughout the day. The garden offers a straightforward layout, ideal for low maintenance enjoyment.

The property also benefits from two allocated parking spaces and an electric vehicle charging point.

Useful Information

Brand new semi detached home
Three bedrooms
Two bathrooms
One reception room
Photovoltaic solar panels
Electric vehicle charging point
Argon filled double glazed windows
Mains drainage

Freehold
EPC rating predicted A or B
Council Tax band: TBC
Offer for sale with no onward chain

Location and Directions

Stalbridge is a popular and well served Dorset market town, offering a good range of local amenities including shops, a highly rated restaurant, a supermarket, primary school, health facilities and public houses. The town has a strong sense of community and hosts regular local events, while also being surrounded by attractive countryside. Stalbridge is well positioned for access to neighbouring towns such as Shaftesbury and Sherborne, with good road links connecting to the wider region.

If you'd like a slightly shorter or more lifestyle-led version, I can adjust it easily.

What3Words:
///typical.options.constrain
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.