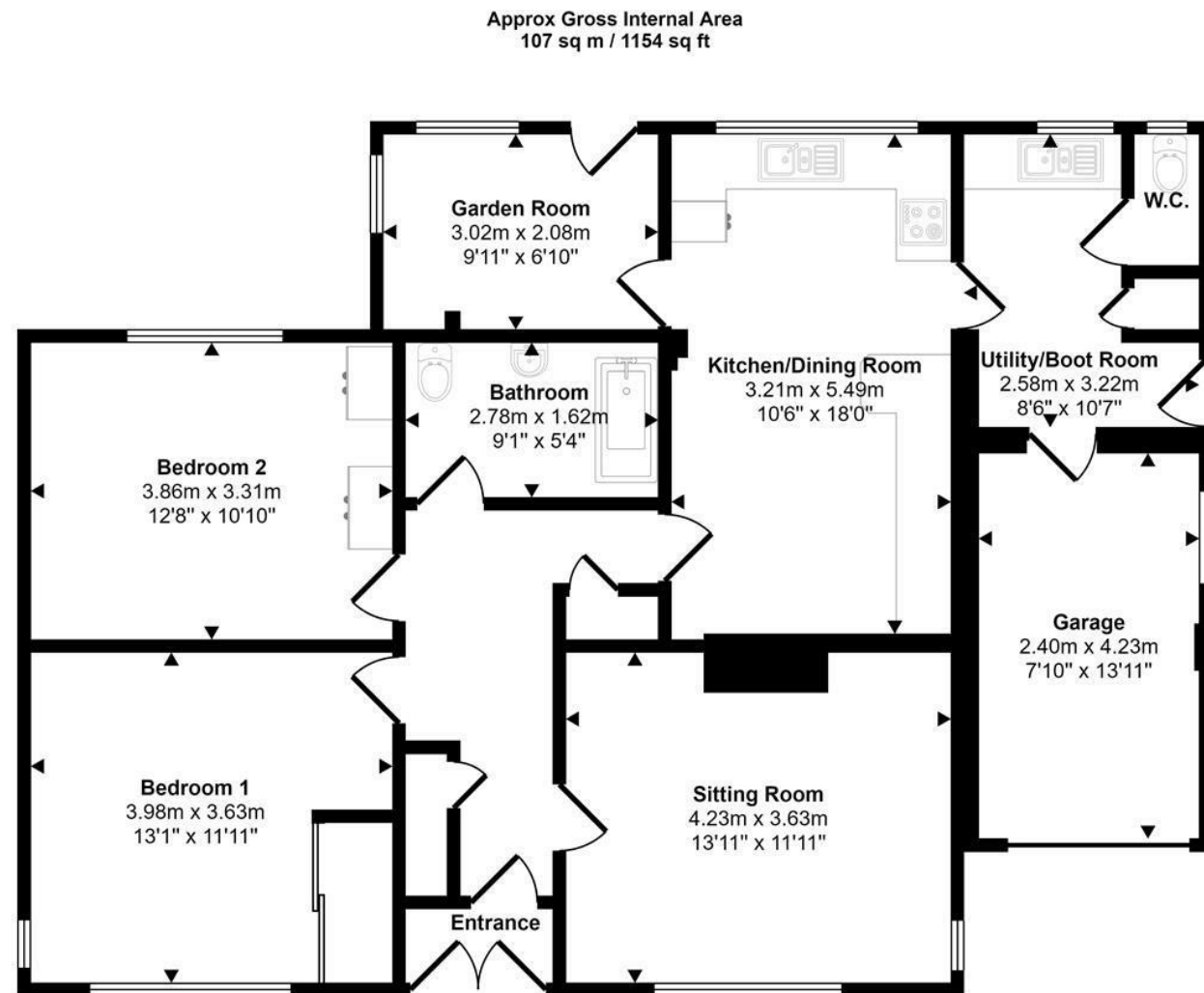




Floorplan

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
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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	



**Pilwell
Marnhull**

**Asking Price
£415,000**

A great opportunity to purchase a delightful and spacious two/three double bedroom detached bungalow, sitting in good sized grounds and within easy reach of all the amenities of the well served village of Marnhull. The village is one of Dorset's largest and enjoys an excellent community spirit with many events being held at the village hall and recreational grounds. There are two highly rated primary schools, three churches and two village shops with post office, as well as public houses that serve food and a doctor's surgery with attached pharmacy.

Inside, there is a good sized sitting room with plenty of space to relax with family and friends as well as a roomy combined kitchen and dining room that is fitted with ample storage cupboards and enough space for hosting family gatherings and entertaining guests. The addition of the garden room provides a multi-purpose space that could be used as an occasional bedroom or study. Vital for country living is the utility/boot room with door to the drive.

Outside, the large sunny and private garden offers a peaceful haven where you can relax and unwind as well as providing a blank canvas to landscape to your own design. The large insulated timber cabin provides additional storage, workshop or potential as a work from home space. There is off road parking for cars and storage for other vehicles as well as the garage, which has light and power.

The property is well presented and maintained - all you need to do is decide where to place your furniture and add your personal touches to make it your own home.

An early viewing is advised to avoid disappointment as this delightful bungalow will tick many potential buyers' needs and won't be available for long.



The Property

Accommodation

Inside

The property is approached from the drive into a useful porch with plenty of space for coats, boots and shoes. A glazed door opens into a roomy and welcoming entrance hall with a storage cupboard plus the airing cupboard housing the hot water cylinder. The floor is laid to attractive wood effect laminate. Doors lead off to the bedrooms, bathroom, kitchen/dining room and to the sitting room.

The sitting room enjoys an outlook over the frontage and is fitted with a contemporary inset wall mounted electric fire with a pebble effect. The good sized combined kitchen and dining room have a view over the rear garden and is fitted with a range of wood effect kitchen units consisting of floor cupboards - some with drawers, separate drawer unit and eye level cupboards and cabinets. There is a generous amount of work surfaces with some tiling to splash prone areas and sink and drainer with a mixer tap. The built in appliances include a double electric oven and ceramic hob with a brushed metal splash back and extractor hood above, fridge/freezer and dishwasher. The floor is laid to tiles for easy cleaning.

From the kitchen a door lead off to the garden room, which has a door opening to the rear garden and window with view of the garden - it

is a versatile room that offers many options as to its usage - study, occasional bedroom or perhaps a gym. Also from the kitchen there is access to the utility/boot room. This has a door to the side, into the garage and also to the cloakroom. It is fitted with work surface and sink and houses the wall mounted gas fired central heating boiler. There is space and plumbing for a washing machine and tumble dryer. In addition, there is a large storage cupboard and the floor is laid to tiles.

Both the bedrooms are double sized and benefit from wardrobes. The bathroom is fitted with a modern suite consisting of a low level WC, wall hung wash hand basin and 'P' shaped bath with an electric shower over. There are mirror fronted bathroom cabinets and a chrome heated towel rail. The walls are tiled and the floor laid to a tile effect vinyl.

Outside

Garage and Parking

The property is approached from the road onto a block paved drive with space to park at least three cars and to store a caravan, boat, horsebox or motor home. The garage has an up and over door, fitted with light and power plus a window to the side and door into the utility/boot room.

Gardens

The front garden is laid to lawn and planted with shrubs and trees and shielded from the road via

a stone wall and hedge. A gate to the side of the bungalow opens to the rear garden. This is mostly laid to lawn, fully enclosed and has a sunny and private aspect. There is an outside tap, timber garden shed plus a large fully insulated timber cabin with light and power that measures about 5.49 m x 2.74 m/18' x 9'. It offers a great space for storage or potentially a work from home unit.

Useful Information

Energy Efficiency Rating tba
Council Tax Band D
Gas Fired Central Heating
uPVC Double Glazing
Mains Drainage
Freehold
Wholly Owned Solar Panels

Directions

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Take the first turning right into Phillips Road. Continue to the end and turn left onto Ashley Road, then left again onto Sodom Lane. The property will be found a short distance on the left hand side - just after the layby. Postcode DT10 1LE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.