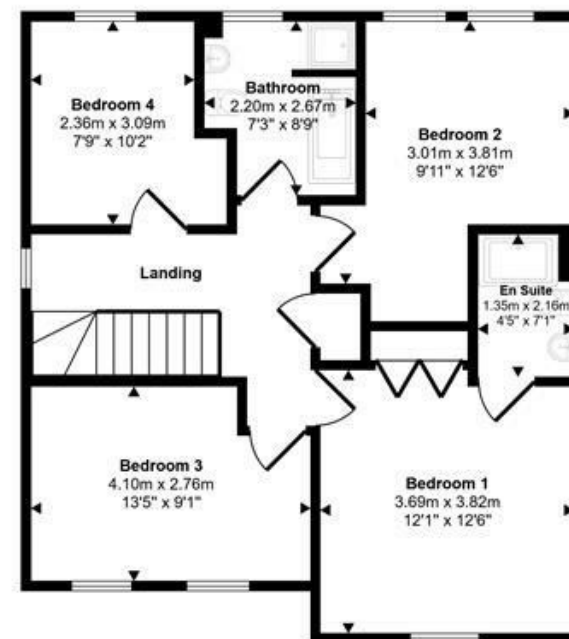




Ground Floor
Approx 71 sq m / 764 sq ft



First Floor
Approx 68 sq m / 729 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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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

Prices From
£499,000

This exquisite new build detached house offers a perfect blend of modern living and eco-friendly features. Boasting four generously sized double bedrooms, it provides ample space for families or those seeking extra room for guests. The property includes two well-appointed reception rooms, ideal for entertaining or relaxing with loved ones.

The heart of the home is a spacious kitchen, dining and family room, designed for both functionality and style. This area is perfect for family gatherings or hosting dinner parties. The property also features two bathrooms, including an en-suite, ensuring convenience for all residents.

One of the standout features of this home is its commitment to sustainability. Equipped with a waste water heat recovery system and photovoltaic panels, this property not only reduces your carbon footprint but also helps to lower energy bills. The argon filled double glazing enhances energy efficiency, making this home a wise choice for the environmentally conscious buyer.

Outside, the garden has been turfed and is ready for you to personalise, creating your own outdoor oasis. The property also includes a single garage and parking for two vehicles, providing ample space for your cars and additional storage plus an electrical charging point.

Situated on the edge of town and country, this quality brand new house offers the best of both worlds, with easy access to local amenities while enjoying the tranquillity of rural living. With no chain involved, this property is ready for you to move in and make it your own. Don't miss the opportunity to own this stunning home in a desirable location.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized and welcoming entrance hall with stairs rising to the first floor and doors leading off to all the main ground floor rooms. The floor is laid in an attractive and practical wood style Amtico, which continues to all rooms with the exception of the sitting room. The light and spacious sitting room enjoys a bay window that overlooks the frontage. There is plenty of room for settees and armchairs. On the opposite side of the hall there is the study with a window to the front aspect.

The hub of the home will surely be the lovely open plan kitchen/dining and family room that offers an excellent social space. There is a window overlooking the garden and a full height bay window with double doors that lead out to the garden. The kitchen area is fitted with a range of high quality, soft closing units consisting of larder cupboard, floor cupboards, cutlery and deep pan drawers, as well as eye level cupboards with counter lighting beneath. There is a generous amount of

Silestone work surfaces with matching upstand and inset bowl with a swan neck mixer tap. The built in appliances consist of a fridge/freezer, eye level double electric oven, dishwasher and five burner gas hob with a splash back and extractor hood above.

There is also a utility room and downstairs cloakroom.

First Floor

On the first floor there is a galleried landing with doors leading off to the bedrooms and bathroom. The family bathroom is fitted with a stylish modern suite consisting of a large walk in shower cubicle with mains shower, pedestal wash hand basin, low level WC and double ended bath with central mixer taps.

All four bedrooms are double sized with the main bedroom benefitting from an en-suite shower room.

Outside

Garage and Parking

The property is approached over a brick paved frontage that serves four homes and leads to the property's single garage. There is parking in front of the garage for two cars.

Garden

The rear garden is laid mostly to lawn with a paved seating area. It is fully enclosed in part by a brick wall and timber fencing. It enjoys a sunny aspect plus a gate that opens to the drive where there is an electrical charging point.

Useful Information

Energy Efficiency Rating A/B
Council Tax Band - not assessed yet
uPVC Argon Filled Double Glazing
Gas Fired Central Heating plus
Photovoltaic Panels and Waste Water Heat Recovery System
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. The entrance to the development will be found a short distance on the right hand side and the property will be found set back from the road on the right. 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.