

The Hamlets Stalbridge

Asking Price
£450,000

Brand New Detached Home with South-Facing Garden & Eco Features – No Chain

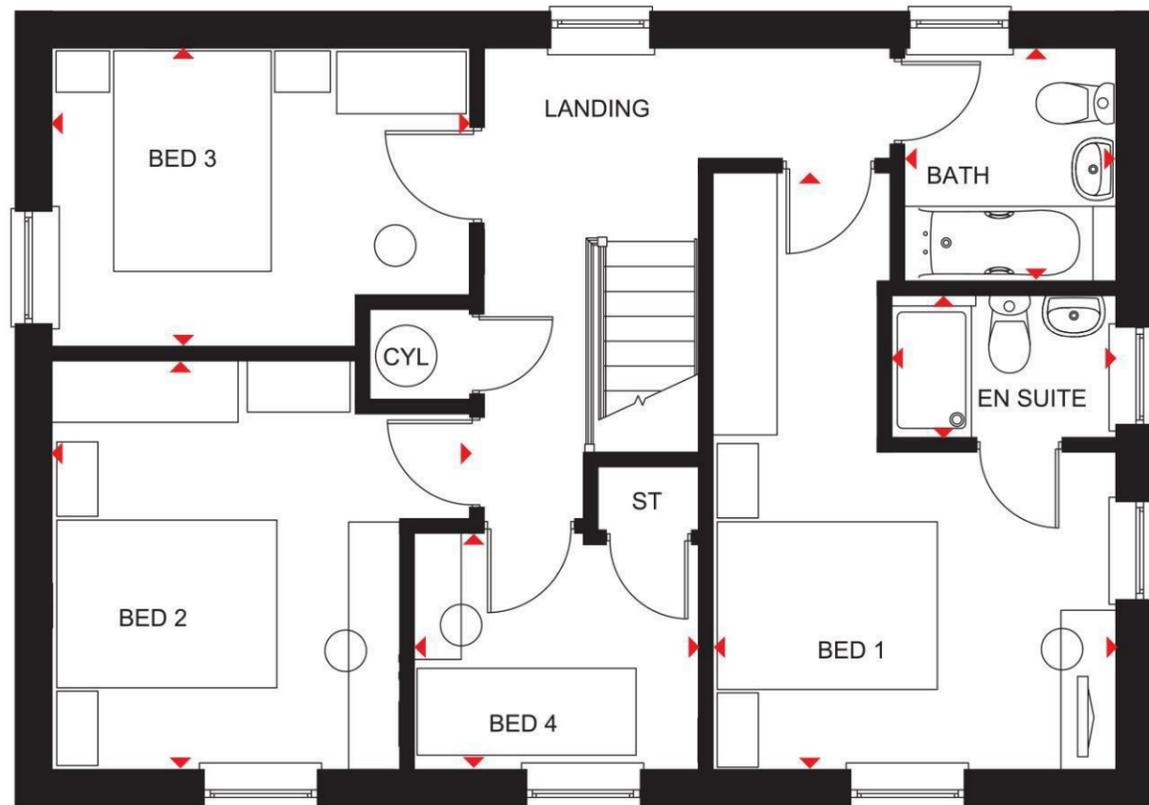
Be the first to own this stylish and energy-efficient detached home, tucked away at the end of a quiet cul-de-sac and perfectly positioned with a sunny south-facing garden. Located within easy reach of both the town centre and surrounding countryside, this property offers the best of both worlds—modern living with a semi-rural feel.

Step inside to discover generous living space throughout, starting with a large double-aspect sitting room featuring a side bay window and plenty of space for relaxing and entertaining. The heart of the home is the spacious family/dining/kitchen area, beautifully designed with a full-height bay window and French doors opening out to the garden, flooding the space with natural light. The kitchen itself is fully equipped with plenty of storage and integrated appliances, ready for everyday living or weekend hosting.

Upstairs, there are three comfortable double bedrooms plus a versatile fourth room—ideal as a single bedroom, nursery, or home office. The main bedroom benefits from its own stylish en-suite, while a modern family bathroom serves the rest of the floor.

Built with both comfort and sustainability in mind, the home comes with a 10-year build guarantee, waste water heat recovery system, photovoltaic solar panels, and an electric vehicle charging point—future-proofing your investment and reducing your running costs.

With no onward chain, move-in ready convenience, and fantastic green credentials, this is a rare opportunity to secure a high-spec home in a desirable location. Don't miss it!



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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 Property
Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, kitchen/dining and family room and to the cloakroom, which is fitted with a WC and wash hand basin. The floor is fitted with a practical and attractive wood effect Karndean that continues into all ground floor rooms with the exception of the sitting room, which has carpet.

The spacious sitting room enjoys plenty of natural light from the bay window to the side and a window with an outlook to the front. There is ample room for settees and armchairs making it a fabulous room for relaxing with family or entertaining friends. The hub of the household is the large combined kitchen/dining and family room, which has a large full height bay window with double doors opening to the main garden. The kitchen area is fitted with a range of 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. You will also find a useful utility room with door to the rear.

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First Floor

On this floor you will find three double bedrooms, the principal bedroom with an en-suite shower room plus a fourth single bedroom that also lends itself as a work from home space, dressing room or nursery. The bathroom is fitted with a stylish suite consisting of low level WC, pedestal wash hand basin with mono tap and bath with a mono tap.

Outside

Garage and Parking

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 and it

enjoys a southerly 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.
- Mains Drainage
- Freehold
- No Onward Chain
- Eco-Friendly Features

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. 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.