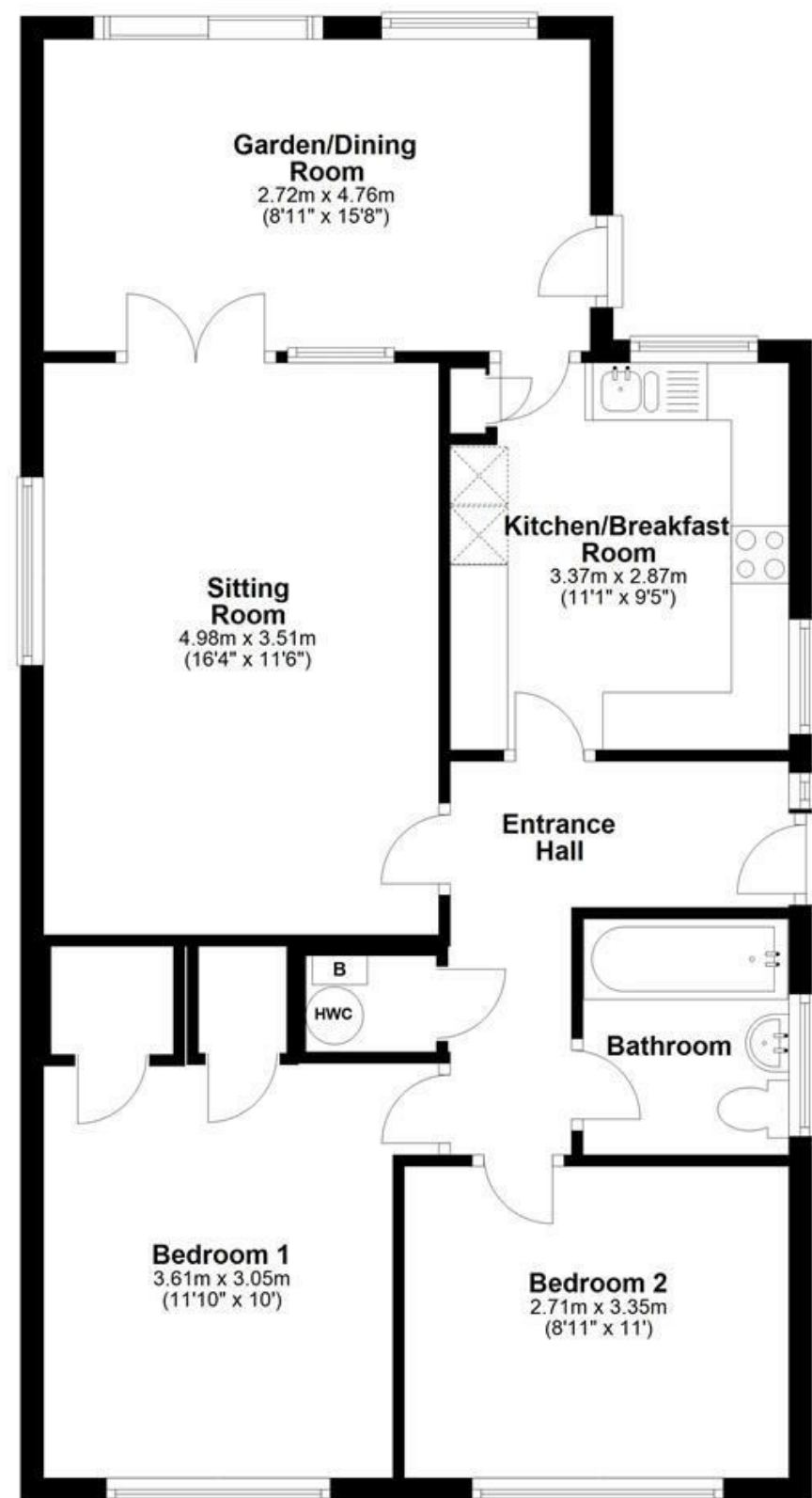


Floor Plan

Approx. 76.5 sq. metres (823.2 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

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
(81-91) B		
(69-80) C		
(55-68) D		41
(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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selling and letting properties



Wessex Road
Stalbridge

Guide Price
£300,000

Popular Residential Area, Close to Town and Country:-

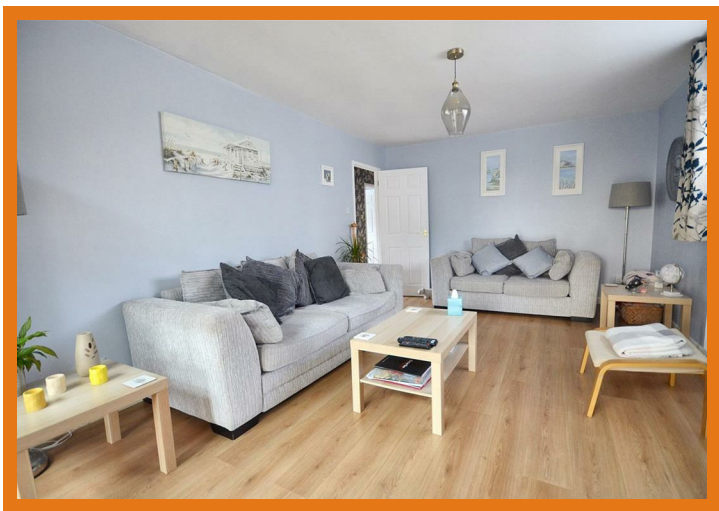
A well maintained and well presented stylish modern detached bungalow – this is a rare opportunity to own a home that perfectly balances comfort, space, and convenience. With two generously sized double bedrooms and well proportioned living space throughout, this property offers the ideal retreat for those seeking peace and privacy while staying within easy reach of both town and countryside.

Situated within easy reach of the centre of Stalbridge, one of Dorset's most charming small towns, you'll find everything you need right on your doorstep – from an award-winning supermarket and family-run butchers, to a post office, dentist surgery, and even a community-run library. With a highly rated primary school and friendly local pub, this is a true community to call home.

Inside, discover two wonderful reception rooms, including a spacious sitting room designed for relaxing evenings and social gatherings. The delightful garden room is perfect for entertaining or simply unwinding while enjoying the views over the rear garden – a generous outdoor space just waiting for your personal touch. Car owners will love the ample parking for up to four vehicles, plus a garage/workshop offering extra storage and hobby space – with the potential to create a double tandem garage if desired.

Positioned near a picturesque nature reserve, this home is ideal for nature lovers and anyone who enjoys outdoor living. Whether you're downsizing, relocating, or simply looking for a fresh start in a peaceful setting, this wonderful bungalow ticks all the boxes. Don't miss your chance – book a viewing today and experience the charm of this Dorset home for yourself!

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The Property

Accommodation

Inside

The main door is situated to the side of the property and opens into a light and inviting L shaped entrance hall with access to the loft space and doors leading off to the bathroom, bedrooms, kitchen and sitting room. There is also a cupboard housing the hot water cylinder and electric boiler. The floor is laid to an attractive and practical wood effect laminate. The spacious sitting room has plenty of room for settees and armchairs and has wood effect laminate flooring and double paned glass doors with matching full height window that opens into the garden room.

The garden room offers flexible usage - a fabulous social space for dining and relaxing. There is a window overlooking the rear garden and a sliding patio door that opens to the garden as well as a door to the side. For easy cleaning the floor is laid to wood effect vinyl.

The kitchen may be accessed from the garden room and the hall. It is fitted with a range of stylish, modern, soft closing kitchen units consisting of floor cupboards with drawers, tall storage cupboard with shelves and eye level cupboards. There is a generous amount of wood effect work surfaces with matching splash back and window sills plus a one and a half bowl stainless sink and drainer with mixer tap. Integrated appliances comprise of:- dishwasher, washing machine and fridge/freezer plus a ceramic hob with metal splash back and extractor hood over and a built in double eye level electric

oven. There is wood effect flooring.

The two double bedrooms both enjoy an outlook over the front garden and the main benefits from built in wardrobes/storage. The bathroom is fitted with a suite consisting of bath with electric shower over and full height tiling to the surrounding walls, pedestal wash hand basin and low level WC. For easy cleaning the walls are partly tiled and part laminate panelled walls and the floor is laid to vinyl.

Outside

Garage/Workshop and Parking

There is parking on the drive for three to four cars and leads up to a gate that opens to the garage/workshop This measures about 17'10" x 10'5"/5.44 m x 3.18 m and has a door to the front and is fitted with power and light. plus shelves

There is a door to the workshop (length 2.67 m or 8'9"), which also has light and power, plus personal door to the side and opening to the rear garden and is fitted with a work bench. There is potential to re-convert the garage/workshop and create double tandem garage.

Gardens

The frontage is laid to gravel and beds. There is a gate to the side of the bungalow, which opens to the workshop/store with a further metal gate that opens to the rear garden.

The rear garden has a paved seating area with paths leading to the bottom of the garden and to the workshop. The garden offers a blank canvas to landscape to one's own design and boasts a good degree of privacy and a sunny aspect

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Electric Boiler to Radiators
uPVC Double Glazing
Mains Drainage
Freehold

Location and Directions

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country.
Postcode DT10 2PF
What3words - ///obstinate.still.rankings

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.