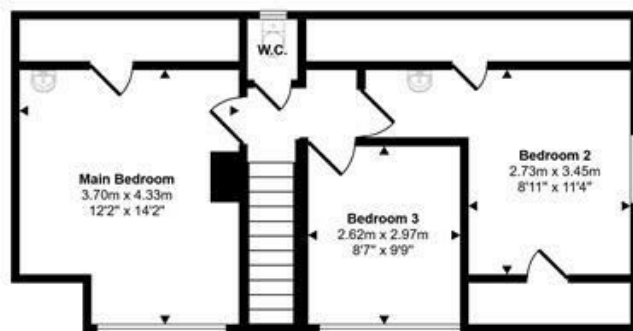
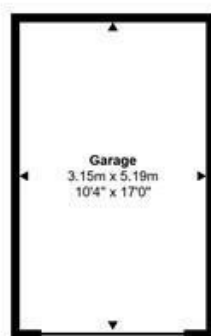


Ground Floor
Approx 93 sq m / 1005 sq ft



First Floor
Approx 52 sq m / 564 sq ft



Garage
Approx 16 sq m / 176 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.

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	



Carent Close
Marnhull

Guide Price
£395,000

A charming and well-presented three bedroom chalet bungalow, offering generous and versatile living space throughout, situated within the sought after village of Marnhull. The property benefits from a delightful and mature rear garden, three reception rooms and offer for sale with no onward chain.

The accommodation has been thoughtfully arranged to provide a comfortable and practical flow between rooms. To the ground floor, a spacious sitting room with an open fire provides a warm and inviting focal point, complemented by a separate dining room and a bright conservatory overlooking the rear garden. The kitchen, fitted with a range of wooden units, leads through to a useful porch room with access to the outside. To the first floor, three well proportioned bedrooms are served by a first floor WC, with a shower room located on the ground floor.

The property is further enhanced by a particularly generous and private rear garden, a garage and off road parking for three cars.



The Property

Inside

Ground Floor
 Entering through the front door, a welcoming entrance hall leads through to the principal ground floor rooms. The sitting room is a comfortable and characterful reception space, enjoying a feature open fireplace which creates a warm and inviting atmosphere. A separate dining room offers a dedicated space for entertaining, whilst the bright conservatory enjoys a pleasant outlook over the rear garden with doors opening directly outside. Fitted with a range of wooden units offering good storage and preparation space, the kitchen also has room for freestanding appliances. Leading through to a useful porch room with access to the outside, this area of the house offers a practical and well considered arrangement. A ground floor shower room completes the accommodation at this level.

First Floor

Stairs rise to the first floor landing where three well proportioned bedrooms are found, all enjoying a good degree of natural light. A WC serves the first floor.

Outside

Gardens
 The rear garden is a real feature of the property, offering a generous and private outdoor space with a well-established lawn, mature trees and planting borders. A patio area adjoining the house provides an ideal spot for outdoor dining and relaxing during the warmer months.

Parking

The property benefits from a garage along with off road parking for up to three cars.

Useful Information

Energy Efficiency Rating tbc
 Council Tax Band D
 Gas Fired Central Heating
 Mains Drainage
 Upvc Double Glazing
 Freehold
 No Onward Chain
 Probate is Outstanding

Location and Directions

Marnhull is a well regarded Dorset village with a strong sense of community and a range of everyday amenities including a shop, post office, primary school and local public houses. It enjoys a peaceful rural setting, surrounded by attractive countryside and a network of walking routes across the Blackmore Vale.

The village is also conveniently located for access to nearby towns such as Sturminster Newton, Shaftesbury and Gillingham, the latter offering a mainline rail link to London Waterloo.

Postcode DT10 1JL

what3words
 ///tangible.shapes.inflates

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.