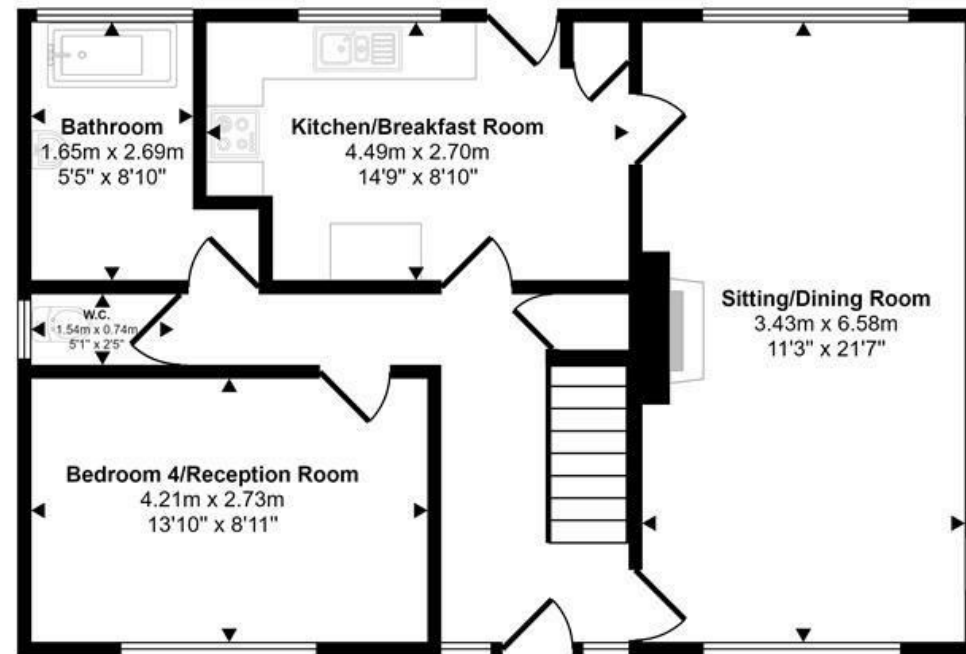
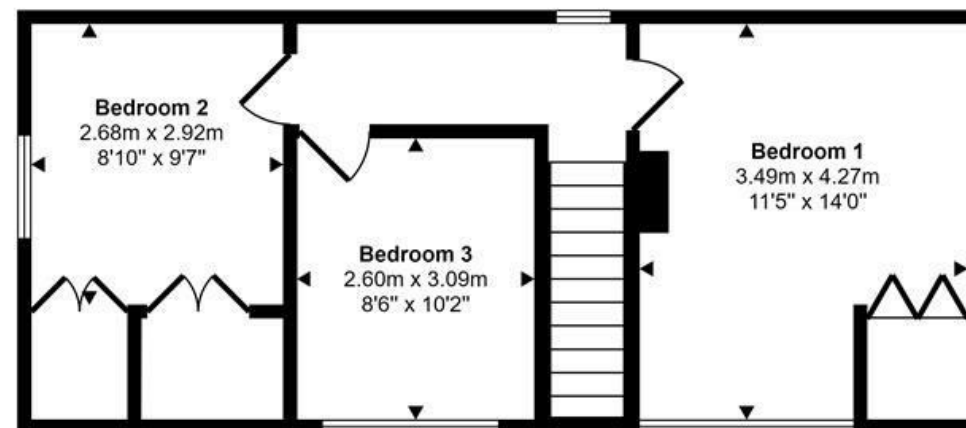


Approx Gross Internal Area
106 sq m / 1144 sq ft



Ground Floor
Approx 65 sq m / 695 sq ft



First Floor
Approx 42 sq m / 449 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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Sturminster Newton
Dorset
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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	



Phillips Road
Marnhull

Guide Price
£330,000

A detached chalet style home with three/four double bedrooms or one/two reception rooms and enjoying a good position in a popular residential area within easy reach of the the village's amenities. Marnhull is one of the largest of Dorset's villages and benefits from an excellent community spirit with many events being hosted at the village hall and recreational grounds. There are two public houses that serve food, a doctor's surgery with pharmacy, two shops, one with post office, three churches and two highly rated primary schools, as well as many clubs and societies to join.

The property offers a fantastic opportunity for those seeking a spacious and versatile living space with plenty of room for a growing family or those who enjoy hosting guests. There is a triple aspect sitting room with feature fireplace to relax in front of on a chilly day and there is plenty of space for a dining table and chairs. The kitchen is fitted with ample cupboards and space for appliances and is ideal for family meals. There is a further ground floor reception room the offers flexible usage and can be tailored to your own personal needs.

Outside, the good-sized garden is perfect for relaxing and pottering and is ideal for entertaining friends and family. There is generous parking on the drive with space to store other vehicles and the garage provides safe storage or extra parking.

This great home offers comfortable living as it is with the scope for personalization. Whether you're looking to update the interiors to your taste or expand the living space, this property provides a blank canvas for you to make it your own.

This is an excellent opportunity to purchase a spacious village home and a viewing is highly recommended to appreciate all that it has to offer.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the pavement to a path that leads to the front door. This opens into a bright and welcoming entrance hall with doors leading off to all ground floor rooms and stairs rising to the first floor. There is a long triple aspect sitting room with views over the garden and plenty of space for a dining table and chairs. There is also a stone fireplace with timber mantelpiece, tiled hearth and coal effect gas fire. A door from the sitting room opens into the kitchen/breakfast room.

The kitchen looks out over the rear garden and has a door opening to the rear. It is fitted with a range of modern units consisting of floor cupboards, separate drawer unit and eye level cupboards plus the original larder cupboard fitted with shelves. There is a good amount of work surfaces with a tiled splash back, stainless steel sink and drainer with a swan neck mixer tap.

There is space for a fridge/freezer, slot in cooker and plumbing for a washing machine. For easy cleaning the floor is laid to tile effect vinyl flooring.

The is a further reception room, which offers flexible usage - a great formal dining room, wonderful study or work from home space or equally a fourth double bedroom. Also on the ground floor is the large bathroom and separate cloakroom.

First Floor

On first floor, the landing gives access to all three double sized bedrooms - two with fitted wardrobes. There is also access to eaves storage.

Outside

Garage and Parking

The parking and the garage are located at the rear of the chalet and accessed from Hardy Close. There is a long tarmacadam drive with room to park about four cars or for a motor home, caravan or boat. The garage is sited at the end of the drive and has an up and over door and benefits from light and power. It measures about 4.70 m x 3.00

m/15'5" x 9'10".

Gardens

The gardens lie to the front, side and rear of the property. They are mostly laid to lawn with beds planted with a range of mature trees, including a fabulous Magnolia, shrubs and flowers. There are numerous places to sit and take in your surroundings. The gardens are a good size, offering good privacy and sun in various positions throughout the day.

Useful Information

Energy Efficiency Rating F
Council Tax Band D
uPVC Double Glazing
Electric Economy 7 Heating
Mains Drainage
Freehold

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. The property is situated on the left hand side on the corner of Hardy Close. Postcode DT10 1LF

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.