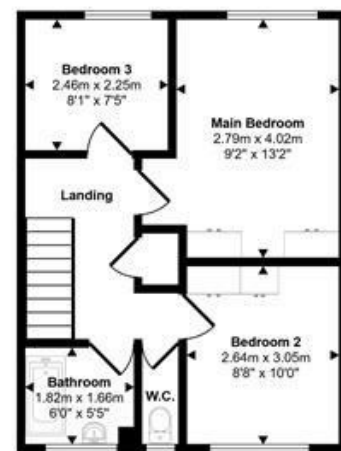
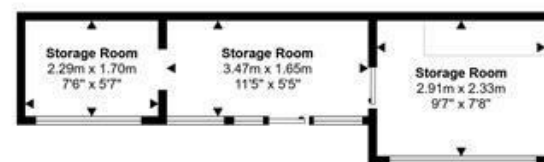


Ground Floor  
Approx 87 sq m / 938 sq ft



First Floor  
Approx 40 sq m / 426 sq ft



Outbuilding  
Approx 17 sq m / 184 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.



Meadow Close  
Sturminster Newton

Guide Price  
£300,000

A three bedroom semi detached home set within the charming Dorset town of Stalbridge, well served for everyday needs with a good range of local amenities and within easy reach of the nearby towns of Sherborne and Sturminster Newton. Offered for sale with no onward chain.

The accommodation is well proportioned and arranged across two floors, comprising two reception rooms, a kitchen, a ground floor shower room and an integral garage on the ground floor, with three bedrooms and a bathroom on the first floor, where the WC is housed in its own separate room. Offered with scope to update and enhance throughout, the property represents a wonderful opportunity for someone looking to put their own stamp on a well positioned and generously sized home.

Outside, an east facing rear garden enjoys a good degree of privacy and is enclosed, with a lawn, a large terrace leading from the second reception room, a greenhouse and a good sized outbuilding at the bottom of the garden. Driveway parking for three vehicles and an integral garage complete the plot.

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		68	85
EU Directive		2002/91/EC	



## The Property

### Inside

#### Ground Floor

A front porch leads into the entrance hall which gives access to the principal ground floor rooms. The sitting room is a generous and well proportioned reception space with a pleasant outlook. A second reception room sits adjacent, equally well suited as a dining room or additional sitting space, with doors leading out to the rear terrace.

The kitchen is fitted with shaker style units and laminate worktops with a built in oven and hob and a window to the front of the property. Off the hallway a ground floor shower room is conveniently situated, with an integral garage beyond offering useful additional storage and parking, accessible from within the property.

#### First Floor

Stairs rise to the first floor landing

where three bedrooms are found. The main bedroom is a well proportioned double with two further bedrooms beyond. A bathroom fitted with a bath and basin serves the bedrooms, the WC is housed in its own separate room on the landing.

### Outside

#### Garden

An east facing rear garden enjoys a good degree of privacy and is fully enclosed. A large concrete terrace leads directly from the second reception room, creating a practical outdoor seating area, with a well tended lawn beyond and an ornamental flower bed to the centre. A greenhouse adds further interest to the plot and at the bottom of the garden a good sized outbuilding offers excellent potential as a workshop, studio or storage space, being a particularly useful addition to the property.

#### Parking

An integral garage is accessible

from within the property alongside driveway parking for three vehicles to the front.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band

### Location and Directions

Stalbridge is a small and charming Dorset town known for its friendly community and relaxed pace of life. It offers a selection of everyday amenities including independent shops, a supermarket, a pub, and a primary school, while retaining a traditional rural feel. Surrounded by attractive countryside, it provides easy access to scenic walks and is well placed for reaching nearby towns such as Sherborne and Sturminster Newton.

Postcode DT10 2NZ

What3words

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.