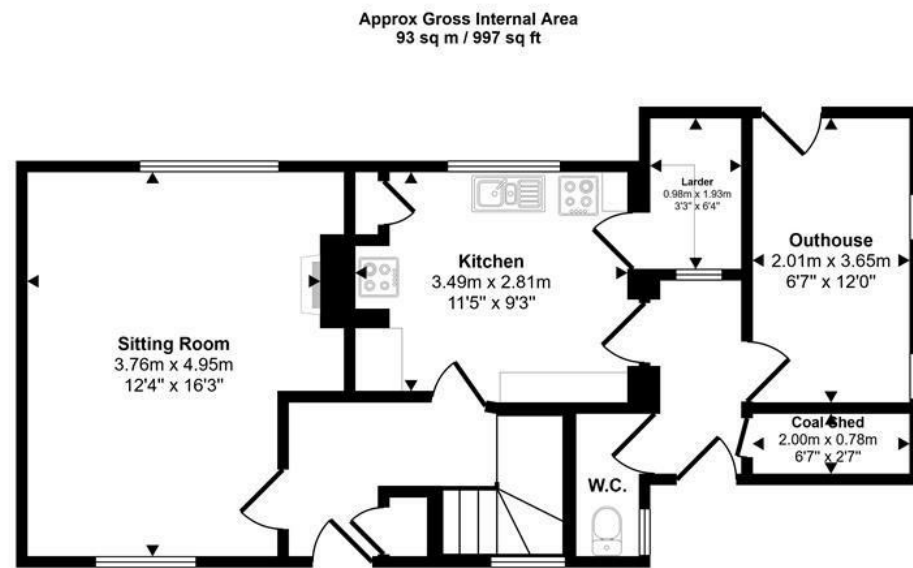
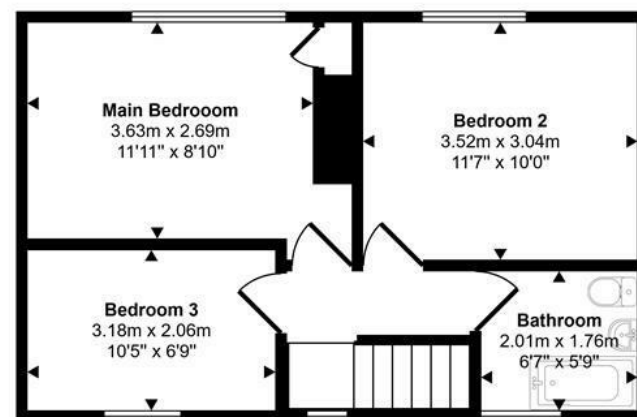




Ground Floor
Approx 54 sq m / 582 sq ft



First Floor
Approx 39 sq m / 415 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.



Green Close Sturminster Newton

Guide Price
£225,000

A three bedroom semi detached home situated within the popular market town of Sturminster Newton, set in the heart of the Blackmore Vale. Well served for everyday needs, the town offers a good range of amenities including independent shops, cafes, pubs, a primary and secondary school and direct access to the North Dorset Trailway.

Offered with scope to modernise and improve throughout, the property extends to approximately 997 square feet across two floors and represents a genuine opportunity to create an attractive family home. On the ground floor a good sized sitting room with a feature fireplace sits alongside a kitchen with a Rayburn and a useful larder, along with a ground floor WC. Upstairs three well proportioned bedrooms are served by a family bathroom.

Outside, a south facing rear garden is a particularly good size, enjoying privacy and not overlooked. A lawned front garden with mature shrubs and a path leading to the front door creates a pleasant approach to the property. Offered for sale with the benefit of no onward chain.

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 2002/91/EC	



The Property

Inside

Ground Floor

Entering through the front door, the hallway leads to the principal ground floor rooms and the stairs. A separate hall off the kitchen gives internal access to the outhouse, which can also be accessed from outside. The sitting room is a well proportioned reception space featuring a fireplace as its focal point, with good natural light coming in from both the front and the back of the property.

Off the hallway, the kitchen is in need of updating though offers good scope to create a well considered and functional space. A Rayburn sits within the kitchen adding character, alongside a useful larder and a window looking out over the rear garden. A ground floor WC completes the accommodation at this level.

First Floor

Stairs rise to the first floor landing

and three bedrooms. The main bedroom and bedroom two are both good sized doubles whilst bedroom three is a generous single room. A family bathroom serves all three rooms.

Outside

Garden

A south facing rear garden is a particularly generous size, enjoying a good level of privacy and not overlooked. Laid mainly to lawn with mature shrubs and trees throughout, it is an attractive and well established outdoor space. To the front, a lawned garden with mature shrubs and a path leading to the front door creates a pleasant approach to the property.

Parking

On street parking is available to the front of the property.

Useful Information

Energy Efficiency Rating F
Council Tax Band B
Mains Drainage

Upvc Double Glazing
Back Boiler Rayburn
Freehold
No Onward Chain

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode DT10 1BL

What3words ///skipped.stint.smaller

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.