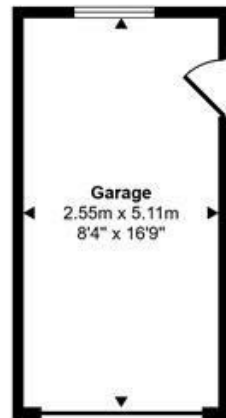




Floorplan
Approx 72 sq m / 772 sq ft



Garage
Approx 13 sq m / 140 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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



Robinson Heights
Stalbridge

Asking Price
£315,000

An immaculately presented two bedroom detached bungalow set within a quiet cul de sac in the Dorset market town of Stalbridge, within easy walking distance of the town centre and some lovely countryside walks and nature reserve.

The property has been beautifully maintained and improved throughout and is presented in excellent order, ready to move straight into. The accommodation is arranged across a single level and comprises a well proportioned sitting room which flows through into a bright garden room, a modern and well fitted kitchen, two good sized bedrooms and a family bathroom. The principal bedroom is a particularly generous double, originally the sitting room of the property, and the whole home benefits from wood effect flooring throughout the living spaces.

Outside, a generous rear garden is laid mainly to lawn with a sun terrace to the side and a vegetable patch to the rear. A garage and driveway parking for two to three vehicles complete the plot. An early viewing is strongly recommended to fully appreciate what this lovely home has to offer.



The Property

Inside

The front door opens into a good sized entrance hall with doors leading off to the sitting room, both bedrooms and the family bathroom. The sitting room is a well proportioned and bright reception space, featuring a wood burner and flows naturally through into the garden room, creating a wonderfully sociable and versatile everyday living space with pleasant views over the rear garden throughout the year.

The kitchen is well fitted with a good range of eye and floor level cupboards and a separate drawer unit, with integrated appliances including a fridge freezer, dishwasher, washing machine, electric hob, oven and extractor fan. There is a good amount of worktop and storage space throughout, making it a practical and well considered everyday space.

Two good sized bedrooms are found, the principal bedroom being a particularly generous double. Both bedrooms are served by a family bathroom fitted with a bath with overhead shower, pedestal wash hand basin and low level WC.

Outside

Garden
A generous rear garden is laid mainly to lawn with mature shrubs and trees lining the borders and providing a good degree of privacy. A sun terrace to the side creates a pleasant seating area and a vegetable patch to the rear is a practical and productive addition to the plot. Side access is available into the garden.

Parking

A driveway to the front of the property offers parking for two to three vehicles, with a garage accessible via an up and over door.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
UPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

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 2PA

What 3 words -
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