

Floorplan

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
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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	



**Ashley Road
Marnhull**

**Asking Price
£330,000**

Charming Detached Bungalow in Sought-After Dorset Village – Flexible Living with Room to Make It Your Own

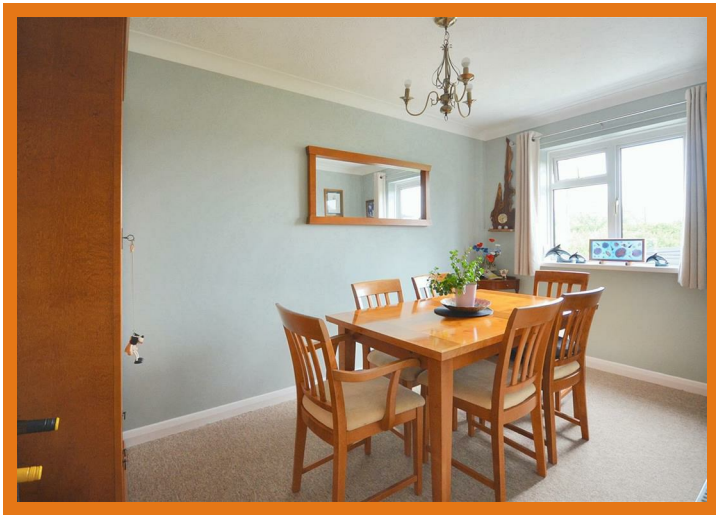
Situated on the edge of a popular and well-served Dorset village, this well-presented detached bungalow offers versatile accommodation, low-maintenance living, and the rare chance to put your own stamp on a property—all just a short walk from local amenities.

Thoughtfully maintained, the home features two generous double bedrooms, along with a flexible third room that could be used as a dining room, study, or additional double bedroom—perfect for adapting to your lifestyle, whether you're working from home, entertaining, or hosting overnight guests. The good-sized kitchen offers ample cupboard space and functionality, while the bright bathroom includes both a bath and separate shower cubicle. There's also internal access to the garage, which includes a handy utility area, offering further potential for practical use or future reconfiguration.

Outside, the manageable gardens to front and rear provide green space without the burden of high maintenance—ideal for relaxing or adding your personal landscaping touches.

With well-kept interiors and scope to personalise, this is a home where you can enjoy immediate comfort while adding your own style over time. Located within walking distance of the village shop, doctors and pharmacy, British Legion, village hall, and recreational grounds, it's a rare opportunity to enjoy peaceful village living with everything you need close by.

An excellent choice for downsizers or professionals, this property combines ease, flexibility, and potential in one charming package.



The Property

Accommodation

Inside

The entrance to the bungalow lies to the side where there is a porch that has room for coats, boots and shoes plus a door that opens to a good sized, welcoming entrance hall with cloaks cupboards and the airing cupboard housing the hot water cylinder. There is access to the part boarded loft space with a pull down ladder and fitted with lighting. Doors lead off to all the accommodation. The floor is laid in a practical and attractive wood effect laminate.

The bright sitting room enjoys an outlook over the rear garden and a sliding door opens to a block paved seating area. The kitchen is a good size with an door to the rear and window overlooking the rear garden. It is fitted with a range of country style units consisting of floor cupboards with open ended display shelves, separate drawer unit, pull out larder unit and eye level cupboards with open ended display shelves. You will find a generous amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. The

double electric oven is built in with a ceramic hob and extractor hood above. There is space and plumbing for a dishwasher and space for an under counter fridge.

There are three double bedrooms that offer flexible usage - two of the bedrooms benefit from fitted wardrobes and the main bedroom has a tall chest of drawers and a bed frame cabinet. The third bedroom is currently used as the dining room but could also be a work from home space or hobbies room.

The bathroom is fitted with a modern suite consisting of a shower cubicle, bath, vanity style wash hand basin and a WC. For practicality, the floor and walls are tiled. For convenience, there is a separate cloakroom with a WC and wash hand basin.

Outside

Garage and Parking

At the front of the bungalow there is a block paved drive that provides parking for at least two cars and leads up to the single garage. This has a remote controlled electric up and over door, it is fitted with light and power plus plumbing for a washing machine. It also houses the gas

boiler and has plenty of room for a freezer. There is door into the hall for convenience. There is also the opportunity of re-configuring the garage to suit your needs.

Gardens

The front garden is mostly laid to lawn with shrub beds and partly enclosed by mature hedging. A metal gate opens to the side of the bungalow where a path leads to the porch and a further metal gate opens to the rear garden. There is a block paved seating area - ideal for alfresco dining plus a decked area - ideal for relaxing. The rest of the garden is lawn and edged by a bed planted with mature shrubs and flowers. There is an outside tap, power points and useful garden shed. The bottom boundary is a picket fence, beyond which there is additional garden that is in line with the neighbouring properties.

Useful Information

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

Directions

Postcode - DT10 1LQ
What3words - eggshell.custard.newly

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