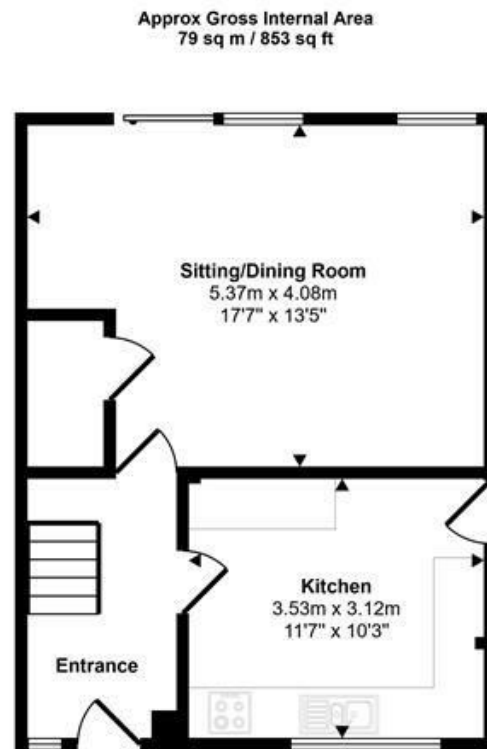
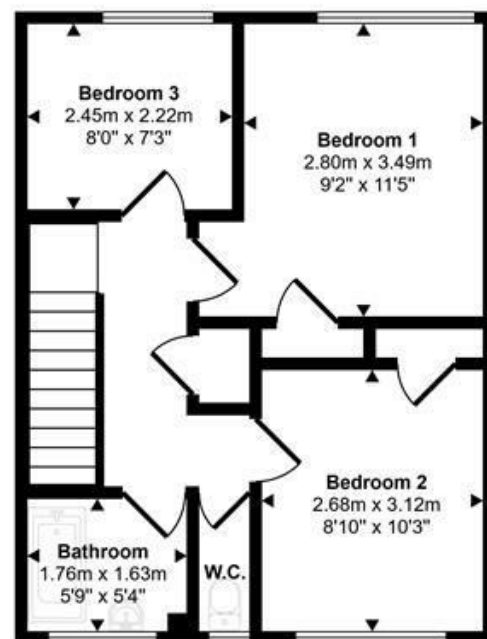




Ground Floor
Approx 40 sq m / 428 sq ft



First Floor
Approx 40 sq m / 426 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	



Hardy Crescent Stalbridge

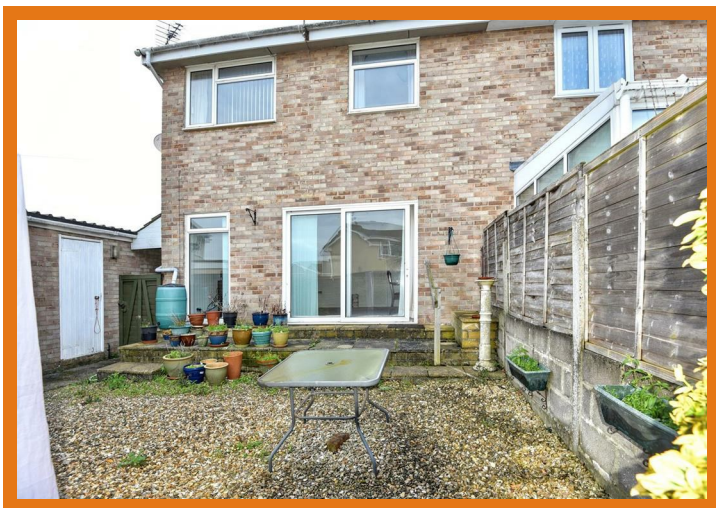
£285,000

Perfect for first-time buyers or those seeking their first family home, this well-located semi-detached property offers comfort, convenience, and fantastic potential. Set in a popular residential area, you'll love being within easy walking distance of a primary school, all the town's amenities, and beautiful countryside walks and nearby access for the trail way for dog walking — everything you need right on your doorstep. Offered with no onward chain, the home is ready when you are, with plenty of scope to update and make it truly your own.

Inside, a welcoming entrance hall leads to a bright and spacious sitting/dining room, complete with a large storage cupboard and sliding doors opening directly onto the garden — ideal for relaxing, entertaining, or watching little ones play. The generous kitchen/breakfast room provides an inviting space for family meals. Upstairs, you'll find two comfortable double bedrooms with built-in wardrobes, plus a well-sized single bedroom perfect for a child's room, home office, or guest space. A separate WC and bathroom offer practical family living.

Outside, the property continues to impress with a garage, parking for up to three cars, and an easy-to-maintain garden — giving you outdoor space without the fuss.

Appealing, well-proportioned, and full of potential, this is a wonderful opportunity to step onto the property ladder with a home you can grow into and make your own.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting/dining room and to the kitchen/breakfast room. There's plenty of space for coats, boots and shoes. The spacious combined sitting and dining room overlooks the rear garden and has a sliding door that leads to the garden. You will find ample room for relaxing and dining, and there is a large storage cupboard.

The kitchen/breakfast room overlooks the front garden and has a door to the side that opens to the drive. It is fitted with a range of wood effect units consisting of floor cupboards with drawers and eye level cupboards. There is also a cupboard housing the gas fired central heating boiler. You will find a good amount of work surfaces with a tiled splashback and a stainless steel sink and drainer with a swan neck mixer tap. There's a built in gas oven and gas hob with an extractor hood, plus space for other appliances. In addition, there is a breakfast bar with a sliding hatch to the sitting/dining room. For practical reasons, the floor is tiled.

First Floor

On this floor there is a good sized single bedroom and two double bedrooms, both with

built in wardrobes. You will also find the bathroom and a separate WC. There is also a loft hatch on the landing with built in loft ladder and electric light.

Outside

5.46m" x 2.64m" (17'11" x 8'8")

Garage and Parking

At the side of the house there is a drive with space to park two cars and leads up to the garage. There is also a further parking space in front of the house. The garage has light and power plus plumbing for a washing machine, and a personal door to the rear garden.

Rear Garden

This has been landscaped for easy maintenance and is laid to stone chippings. It is fully enclosed.

Useful Information

Energy Efficiency Rating tba

Council Tax Band C

uPVC Double Glazing

Gas Fired Central Heating via a Combination

Boiler

Mains Drainage

Freehold

No Onward Chain

Location and Directions

The property is located just a short stroll to the high street of the popular Dorset town of Stalbridge, which is reputed to be the county's

smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops plus optician's, chemist's and petrol station. Stalbridge is only a 15 minute drive to the historic Abbey town of Sherborne with its mainline rail link to London Waterloo in just over two hours and only a 3 mile drive to Templecombe railway station - also a direct rail link to London. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town benefits from excellent communication links with the A30 and A303 both close by.
Postcode - DT10 2PD
What3words - ///acid.composed.aquatics

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.