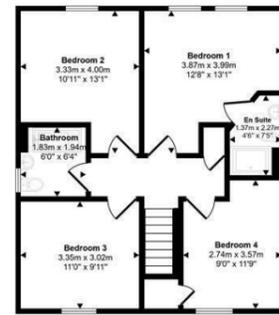




Ground Floor
Approx 60 sq m / 649 sq ft



First Floor
Approx 62 sq m / 662 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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Kirkdale
Stalbridge

Prices From
£470,000

Step into modern family living with this stunning brand-new detached home, perfectly located on the edge of town. Enjoy the best of both worlds—just a short walk to local amenities, yet moments from beautiful open countryside.

Inside, this home is designed for comfort and style, featuring four generous double bedrooms, including a luxurious main suite with an en-suite bathroom, plus a contemporary family bathroom. The high-spec kitchen is a true highlight, complete with sleek Silestone work surfaces, soft-closing units, and high-quality integrated appliances—ready for you to cook and entertain in style.

The ground floor boasts elegant wood-effect Amtico flooring, while the sitting room offers a cozy retreat. Outside, the garden is a blank canvas, fully turfed and paved, providing fantastic scope to create your own private oasis. A garage and private parking add extra convenience.

Designed with sustainability in mind, this home includes eco-friendly features to help reduce energy bills. And with no onward chain, your move-in process is seamless and stress-free!

A rare opportunity to own a beautifully designed, energy-efficient home in a prime location. Book your viewing today!

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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	



The Property

Accommodation

Inside

Ground Floor

The front door opens into a spacious and inviting entrance hall with stairs rising to the first floor and doors leading off to the cloakroom, kitchen/dining/family room and to the sitting room. The generously sized sitting room has a bay window to the front and plenty of space for settees and chairs.

At the rear of the house there is a large open plan kitchen/dining and family room with window overlooking the garden and double doors opening out to the garden. The kitchen area is fitted with a range of quality, soft closing units consisting of larder cupboard, floor cupboards, cutlery and deep pan drawers, as well as eye level cupboards with counter lighting beneath. There is a generous amount of Silestone work surfaces with matching upstand and inset bowl with a swan neck mixer tap. The built in appliances consist of a fridge/freezer, eye level double electric oven, dishwasher and five burner gas hob with a splash back and extractor hood above.

From the kitchen there is access to the utility room, which has a door to the rear garden and there is also a cloakroom on the ground floor with door to a large storage cupboard. Throughout the ground floor, with the exception of the sitting room, there is wood effect Amtico flooring.

First Floor

On this floor there are four double sized bedrooms, main with an e-suite shower room plus the bathroom. The bathroom is fitted with a stylish suite consisting of low level WC, pedestal wash hand basin with mono tap and bath with a mono tap.

Outside

Garage and Parking

The property is approached over a brick paved frontage that serves four homes and leads to the property's single garage. There is parking in front of the garage for two cars.

Garden

The rear garden is laid mostly to lawn with a paved seating area. It is fully enclosed in part by a brick wall and timber fencing. It enjoys a sunny aspect plus a gate that opens to the drive where there is an electrical charging point.

Useful Information

Energy Efficiency Rating A/B
Council Tax Band - not assessed yet
uPVC Argon Filled Double Glazing
Gas Fired Central Heating from a combination boiler
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. The entrance to the development will be found a short distance on the right hand side and the property will be found set back from the road on the right. Postcode DT10 2PQ

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.