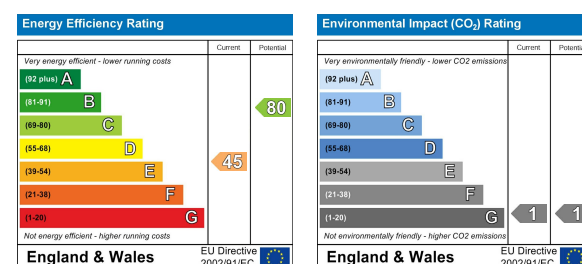


Total area: approx. 132.9 sq. metres (1430.2 sq. feet)

1 Market House
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Hillcrest Close
Sturminster Newton

Asking Price
£300,000

A rare opportunity to purchase a one owner - first time to the market since new - detached bungalow with three good sized bedrooms, enjoying a private location at the end of a quiet cul de sac and just fifteen minutes walk to the town centre of the popular market town of Sturminster Newton. The property is presented for sale with no onward chain, providing the chance for the next owner to create a home that will satisfy their own tastes and there is plenty of scope to extend, subject to the necessary permission, should it be required. This delightful home has well proportioned bright rooms and benefits from electric heating and nearly all double glazed windows. It also has a lovely oiled fired Rayburn for cooking and water heating plus an open fire in the sitting room. The bungalow would make a great project for a novice developer or an ongoing project as a main residence. A viewing is highly recommended to truly appreciate what this bungalow has to offer as well as its' location close to some wonderful Blackmore Vale countryside and the town, which offers schooling for all ages, doctor and dentist surgeries, a range of independent shops and chain stores as well as a variety of entertainment venues. This is a chance not to be missed, so book an early viewing to avoid missing out on being the next owner.

In brief, the inside accommodation consists of useful porch, entrance hall with storage cupboard, sitting room with an open fireplace, kitchen with oil fired Rayburn and three good sized bedrooms, all with built in wardrobes. There is also a shower room and a lean to located to the back of the house. Outside there is parking for two cars on the drive, good sized garage with light and power plus front, side and rear gardens.

Energy Efficiency Rating E - Council Tax Band C - DRAFT DETAILS



ACCOMMODATION

Inside

Porch and Entrance Hall

Sliding door open into a useful porch with full height windows to the side and front, tiled floor and door into the main entrance hall - Ceiling lights. Access to the loft space. Smoke detector. Coved. Coat hooks. Electric heater. Telephone shelf. Power and telephone points. Woodblock flooring. White panelled doors to all rooms.

Sitting Room

4.85m" x 3.91m" (15'11" x 12'10")

Large window overlooking the front garden. Ceiling and wall lights. Coved. Economy 7 electric heater. Power and television points. Open fireplace with painted stone slip and hearth. Woodblock flooring. White panelled door into the:-

Kitchen/Dining Room

3.28m" x 3.02m" (10'9" x 9'11")

Window to the rear with extractor fan and partial winter views and part glazed door opening to the lean to. Ceiling light. Power points. Walk in pantry with window to the side elevation and fitted with shelves. Fitted with a range of floor cupboards with drawers and eye level cupboards. Stainless steel sink and double drainer with tiled splash back. Wall shelf. Oil fired Rayburn with two hot plates and ovens for cooking and to heat hot water. Vinyl flooring.

Bedroom One

2.84m" x 3.91m" (9'4" x 12'10")

Large window overlooking the front garden. Ceiling light. Economy electric heater. Power points. Wardrobe with hanging rail and shelf. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Linoleum flooring.

Bedroom Two

2.36m" x 3.02m" (7'9" x 9'11")

Window to the rear, into the lean to with partial rural view. Ceiling light. Wall shelves. Power points. Built in wardrobe with hanging rail, shelf and overhead storage. Linoleum tiled floor.

Bedroom Three

2.36m" x 2.39m" (7'9" x 7'10")

Window to the rear, into the lean to with partial winter time view. Ceiling light. Wall shelves. Power point. Built in wardrobe with hanging rail, shelf and overhead storage. Linoleum tiled floor.

Shower Room

Frosted glazed window with tiled sill to the side elevation. Ceiling light. Large tiled shower cubicle with choice of electric shower or mains. Vanity style wash

hand basin. Low level WC. Wall shelves. Mirror fronted bathroom cabinet. Chrome heated towel rail. Vinyl flooring.

Lean To

1.85m" x 10.85m" (6'1" x 35'7")

Overall approximate measurement - partly divided. Windows to the rear and doors opening to the side and rear plus covered passage leading to the side gate. Space and plumbing for a washing machine. Power points. Floor cupboards with shelf over. Latch door to the garage.

Outside

Garage/Workshop and Parking

7.39m" x 3.61m" (24'3" x 11'10")

There is parking for two cars on the drive to the front of the garage. Large combined garage/workshop fitted with an up and over door, light and power, shelves and work benches. Window to the rear and latch door opening to the rear lean to.

Gardens

The property is approached from the end of the cul de sac onto a central path with shallow steps leading down to the front door and lawn to either side bordered by flower beds. There is access to the rear garden from both sides of the property - one side opens to the covered passageway, the other has a picket gate opening to the side garden, which has steps leading down to a further area and timber shed. There is a further garden to the rear that is fenced separately from the side garden and is laid to lawn, with summerhouse, an outside water tap and the oil tank, which is located to the back of the garage. The garden is of a good size enjoying a high degree of privacy.

Directions

From the Sturminster Newton Office

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Hillcrest Close is the second turning on the right. The property is situated at the end of the cul de sac on the to the left.

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.