



Raleigh Road Stalbridge

Guide Price
£350,000

A wonderful chance to purchase a bright and well proportioned modern detached family home that offers a delightful blend of comfort and contemporary living. With four generously sized bedrooms, this property is perfect for existing or growing families who like to have plenty of space around them. The property is located at the end of a quiet cul de sac and within easy reach of all the town's facilities and just a short stroll to some fabulous countryside walks, including the Nature Reserve.

One of the highlights of this home is the spacious open-plan living area, that can be tailored to your own particular needs. It is an ideal space for entertaining friends and hosting family gatherings and a great place for parents and children to spend quality time together. There is also a separate sitting room that provides a cosy retreat for catch up TV and the fireplace adds a touch of warmth to the room on those chilly nights. On the first floor there is also the bathroom, which has been fitted with a stylish suite and is ready for underfloor heating.

The property boasts an enclosed, sunny, and private garden, perfect for enjoying the outdoors -whether relaxing with a book, doing a bit of gardening or enjoying time with friends on a sunny afternoon. The drive has parking for three cars or space to store a boat or caravan and there is also the benefit of a garage.

The home has been well maintained, featuring easy-to-care-for uPVC soffits and fascias, ensuring that it remains in excellent condition for years to come. With no onward chain, this property is ready for you to move into without delay - just add a few of your own belongings to make it your home.

This lovely home combines modern living with a welcoming atmosphere in a popular location. Don't miss the opportunity to make this your new family haven. Book a viewing today to experience all that this home has to offer.

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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	60	72
(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 property is approached from the drive to a useful porch with plenty of room for coats, boots and shoes. A further door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the cloakroom, open plan living space and the sitting room.

The sitting room has an outlook over the frontage and benefits from a feature fireplace with timber surround and contemporary stone effect fire. At the back of the house there is a wonderful contemporary open plan living space, which allows you to use to suit your own lifestyle. The kitchen area is fitted with a range of country style units consisting of floor cupboards with drawers and eye level cupboards (one housing the gas fired central heating boiler). There is a generous amount of wood effect work surfaces with a tiled splash back and a one and a half stainless steel sink and drainer with a mixer tap. There is space for a fridge/freezer and the slot in cooker is included plus space and plumbing for a washing machine and dishwasher. The floor is laid to tiles

In the dining area there is a useful storage cupboard and window to the side aspect. This space opens into the family room, which boasts a triple aspect with window to the side and rear plus double doors opening out to the garden. The dining area and family room are laid to laminate flooring for easy cleaning. Also on the ground floor is a handy cloakroom.

First Floor

Stairs rise to a galleried landing, which has access to the part boarded loft space with a drop down ladder, airing cupboard housing the hot water cylinder and doors leading off to the bathroom and bedrooms.

There are four generously sized bedrooms - three double sized, two of these with built in wardrobes - plus a good sized single bedroom with fitted shelves. The bathroom has been fitted with a stylish contemporary suite consisting of a combination unit with low level WC and vanity wash hand basin and there is a bath with a mixer tap and electric shower over. The walls are tiled and the floor has been laid with a practical vinyl tile. There is potential to re-instate the underfloor heating, if required.

Outside

Garage and Parking

At the front of the house there is a good sized tarmac drive with space to park three cars or to

store a caravan, boat or motorhome. The garage has an up and over door, fitted with light and power plus a window and door to the rear.

Garden

The garden lies mainly to the side of the house and has a paved seating area outside of the family room plus a raised decked area with plenty of room for garden furniture. Part of the garden is laid to lawn with a gate opening to the front. To the side of the garage there is a useful timber shed. In addition, there is an outside water tap. The garden is fully enclosed and enjoys a sunny aspect with good privacy.

Useful Information

Energy Efficiency Rating tba

Council Tax Band C

uPVC Double Glazing and uPVC Soffits and Facias

Gas Fired Central Heating

Mains Drainage

Freehold

No Onward Chain

Water Meter Fitted

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 the town go through the single lane onto the High Street and immediately turn right into Station Road. Take a right turn into Jarvis way, another right into Blackmore Road. Continue to the end which leads into Raleigh Road. Turn right - the property will be found at the top of the cul de sac. Postcode DT10 2NY

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.