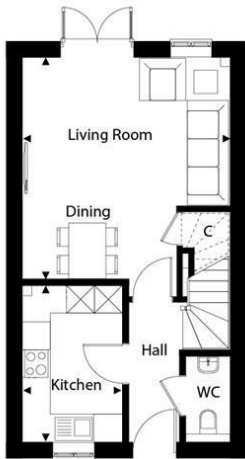


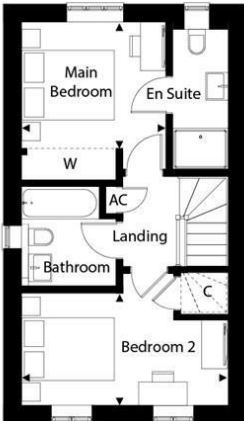
The Beaminster

Plot 9, 10, 19, 20, 21, 22, 23, 24, 49, 50, 52, 53, 69, 70, 74, 75, 80, 81, 86, 87, 90, 91, 92 & 93



Ground Floor

Kitchen	2.15m x 3.37m	7'1" x 11'1"
Living/Dining	4.47m x 4.77m	14'8" x 15'8"



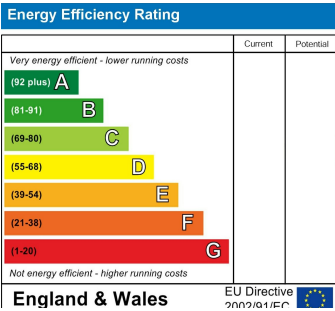
First Floor

Main Bedroom	3.15m x 2.75m	10'4" x 9'0"
Bedroom 2	4.47m x 2.44m	14'8" x 8'0"

Total floor area 74m<sup>2</sup> 799ft<sup>2</sup>

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**\*Stamp Duty Paid By Developer\*** Step into this beautifully crafted brand-new semi-detached home designed by Wyatt Homes with a high-quality finish throughout. Perfectly blending comfort and convenience, this home is ideal for first-time buyers, downsizers, or investors.

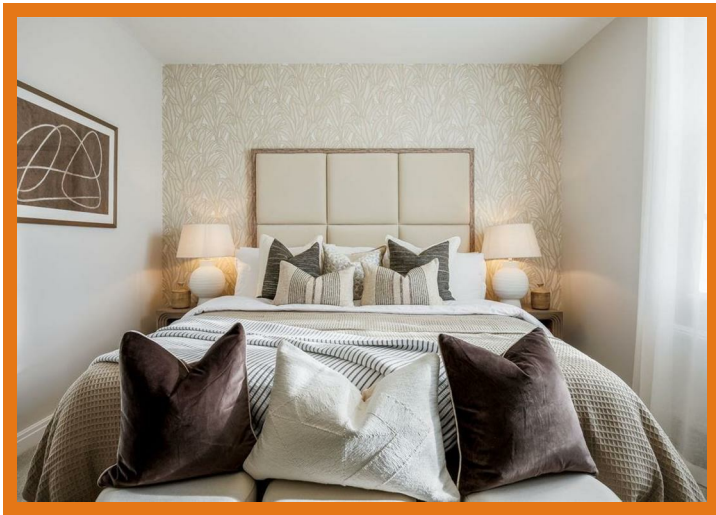
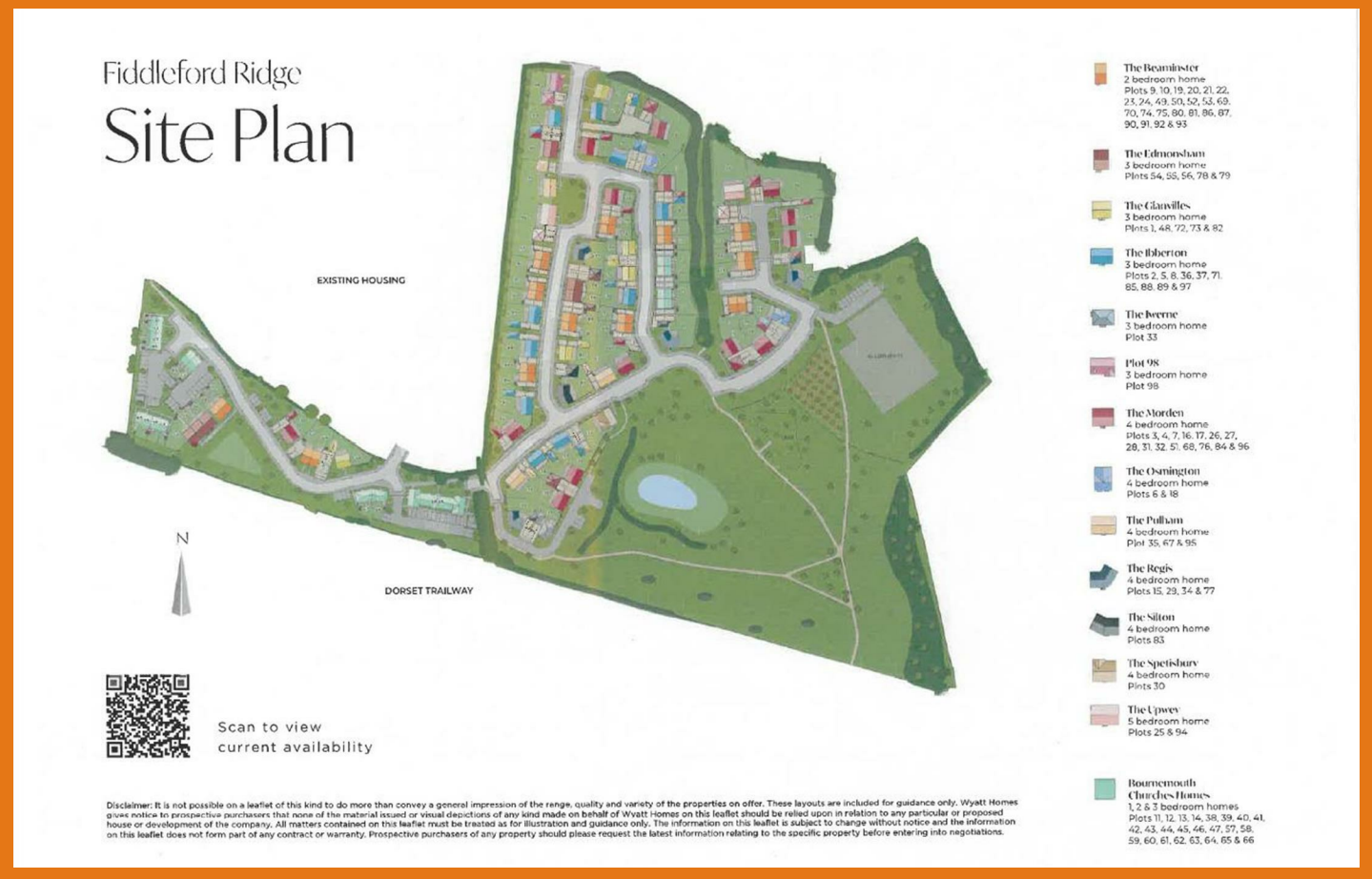
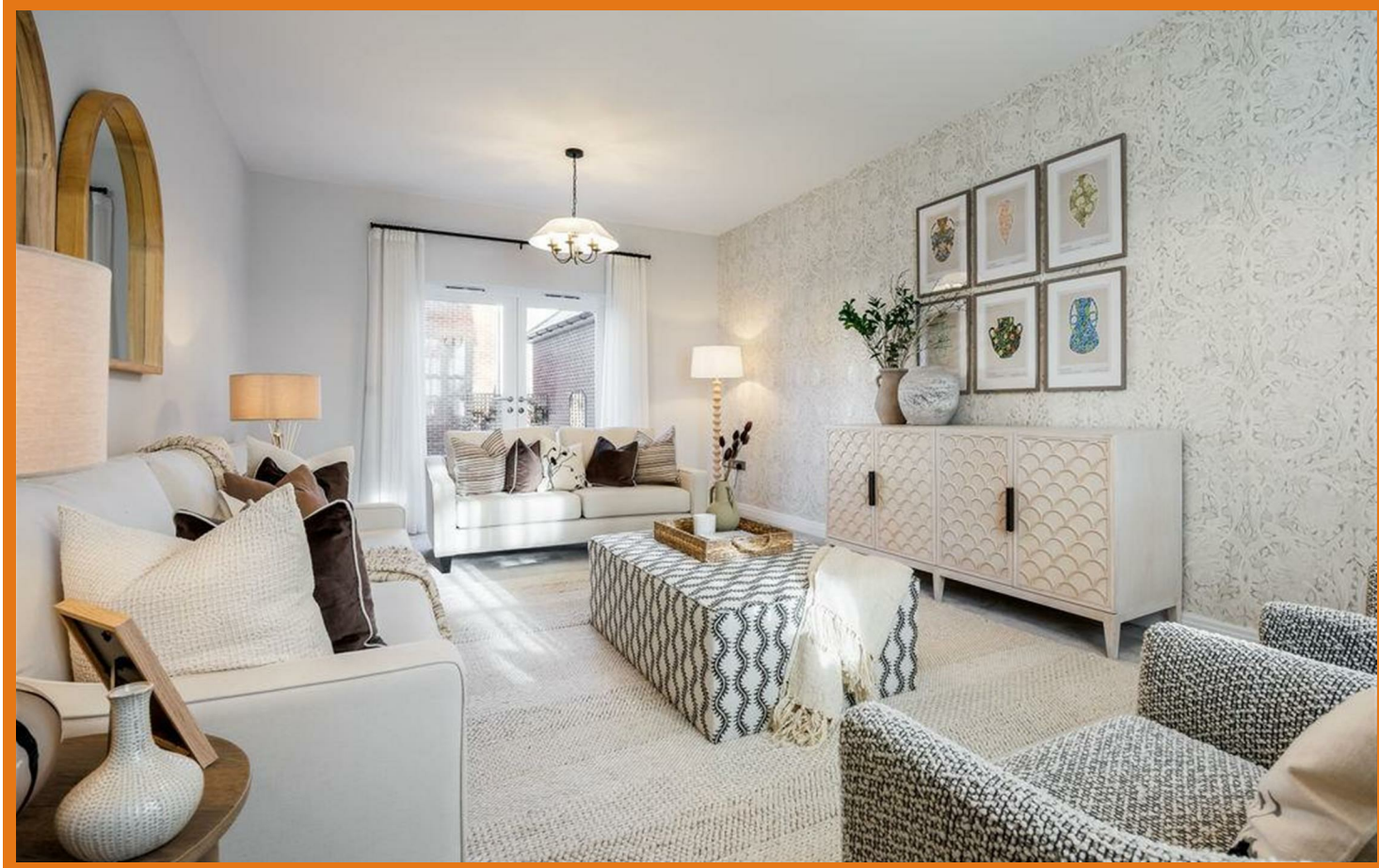
Inside, you'll find two generously sized double bedrooms, including a main bedroom with fitted wardrobes and a stylish en-suite. The contemporary kitchen is well-equipped with ample cupboard space and built-in appliances, making meal prep a breeze. A spacious sitting/dining room offers plenty of room for relaxation and entertaining, with doors opening to the rear garden, allowing seamless indoor-outdoor living. A cloakroom adds extra convenience.

Located within easy reach of both town and countryside, this home offers the best of both worlds. Energy efficiency is a priority, featuring solar PV panels, and there's provision for an electric car charging point - ideal for future-proofing your home.

Outside, you will find that the garden is fully turfed, fenced and providing a generous standard patio. With a 10-year build warranty and no onward chain, this is a fantastic opportunity to move in and make it your own.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into an inviting entrance hall with doors leading off to the cloakroom, kitchen and combined sitting and dining room plus stairs rise to the first floor. The combined sitting and dining room has a window overlooking the rear garden plus double doors leading out to the garden. There is also access to a good sized understairs storage cupboard as well as a good sized cloakroom at the front of the house.

The kitchen looks out to the front and is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated

fridge/freezer and dishwasher.

#### First Floor

Stairs rise to the landing where there are doors on either side, leading to both bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor. There are two double bedrooms, the principal is benefitting from built in wardrobes and an en-suite shower room with thermostatic shower controls. The second room offers generous space and features two front-facing windows that fill the area with natural light.

#### Outside

##### Parking

There is parking at the side of the house, for two cars on the drive.

##### Garden

There is an outside tap plus a footpath from the patio to the garden gates and garage personnel doors.

With planting at the front the property, the rear gardens are fully turfed, fenced and include a generous patio as standard.

### Useful Information

Predicted Energy Rating A  
Council Tax Band tba  
Double Glazed Windows  
Gas Fired Central Heating Boiler and Solar PV Panels  
Mains Drainage  
Freehold  
No Onward Chain  
10 Year Build Warranty  
There will be an estate charge - amount to be confirmed

### Directions

#### From Sturminster Town Centre

From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located.  
Postcode DT10 1JG

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.