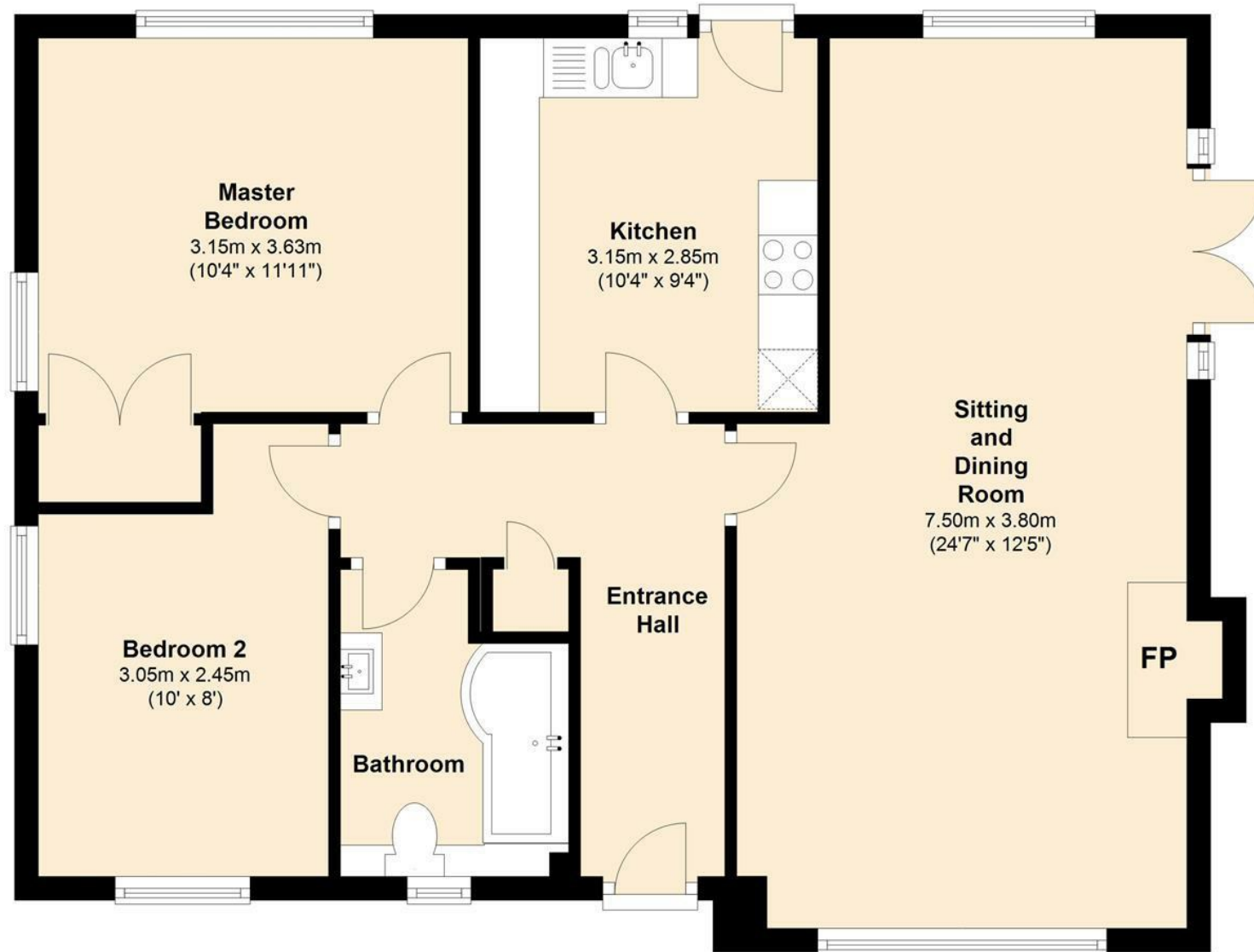


Floor Plan
Approx. 70.0 sq. metres (753.9 sq. feet)



Total area: approx. 70.0 sq. metres (753.9 sq. feet)



New Street
Marnhull

Asking Price
£300,000

A contemporary and stylish detached bungalow with two double bedrooms, presented for sale with the advantage of no onward chain and situated in the popular and well served village of Marnhull. The property is located just a short walk to a local shop, which caters well for everyday needs and the primary school is also within easy reach. The village also boasts an active community with many events centred around the village hall and grounds, in addition there is a doctor's surgery with pharmacy, public houses and a further village shop with post office. This delightful bungalow is only three years old and is offered for sale in excellent order benefiting from uPVC double glazing throughout, gas fired central heating via radiators and the remainder of the ten year New Homes Warranty as well as integrated kitchen appliances and a chic fitted bathroom. A viewing is strongly recommended to truly appreciate the well proportioned interior that is flooded with plenty of natural light and the easy to use layout. This lovely home makes a great downsize for retirement and with its' low maintenance garden - an ideal lock up and leave UK base.

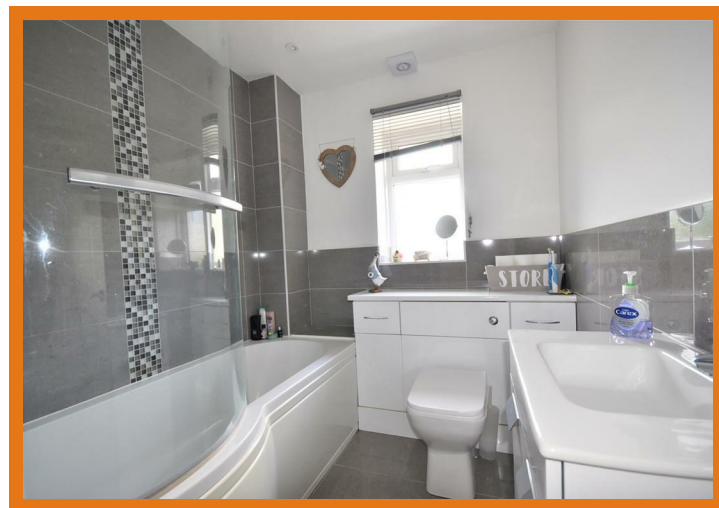
In brief, the inside accommodation consists of bright and inviting entrance hall with storage cupboard, a spacious combined sitting and dining room with fireplace, kitchen fitted with plenty of storage cupboards and some built in appliances, two double bedrooms and a stylish modern bathroom. Outside there is an easy to maintain garden that lies mostly to the side of the bungalow and parking for two cars on the gravelled drive behind the property.

Energy Efficiency Rating B - Council Tax Band C

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	81	
(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	



ACCOMMODATION

Inside

Entrance Hall

Composite front door with inset glazed panel opens into a good sized light and inviting entrance hall with doors to all rooms. Recessed ceiling lights. Access to the loft space. Smoke detector. Coved. Central heating thermostat. Radiator. Power points. Inset mat by front door. Storage cupboard with power and telephone point.

Sitting and Dining Room

7.49m x 3.78m (24'7" x 12'5")

L shaped room - maximum measurements. Boasting a triple aspect with window to the front and rear and double doors with full height windows to either side opening to the side courtyard. Ceiling lights. Two radiators. Power and television points. Fireplace with polished tiled hearth.

Kitchen

3.15m x 2.84m (10'4" x 9'4")

Part glazed door with window to the side overlooking the drive to the rear of the bungalow. Recessed ceiling lights. Carbon monoxide detector. Coved. Plenty of power points. Cupboard housing the gas fired combination central heating boiler. Fitted with a range of modern soft closing kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. Good amount of

wood grain effect work surfaces with matching upstand. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated washing machine. Integrated fridge/freezer. Built in electric oven and gas hob with extractor hood over. Wood effect vinyl flooring.

Bedroom One

3.15m x 3.63m (10'4" x 11'11")

Enjoying a double outlook with window to the side and rear overlooking the drive. Ceiling light. Coved. Radiator. Power and television points. Built in double wardrobe.

Bedroom Two

3.05m x 2.44m (10' x 8')

Measurement excludes the entrance. Enjoying a double outlook with window to the side and to the front. Ceiling light. Coved. Radiator. Power points.

Bathroom

Obscured glazed window with tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Part tiled wall with full height surround bath area. Chrome heated towel rail. Fitted with a contemporary suite consisting of vanity oblong wash hand basin, low level WC with economy flush facility and concealed cistern plus cupboards and drawers to either side and a 'P' shaped bath with mixer tap, shower over with choice of heads and shower screen. Matching tiled floor.

Outside

Garden

The property is approached from the road onto a paved path leading to the front door with a further area which is a flower border. Along the side of the bungalow there is another area which again houses shrubs and small plants. To the back of the bungalow there is a gravelled drive with sufficient room to park two cars in tandem. A timber gate opens to the property's L shaped garden. This has been landscaped for ease of maintenance and is mostly laid to gravel and paving stone edged by beds with woodchippings. There are also outside lights. The garden is fully enclosed and will enjoy the afternoon sun.

Directions

From the Sturminster Newton Office

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto New Street. Continue on this road passing the village shop. A short way after - the property will be found on the left hand side. Postcode DT10 1FQ

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.