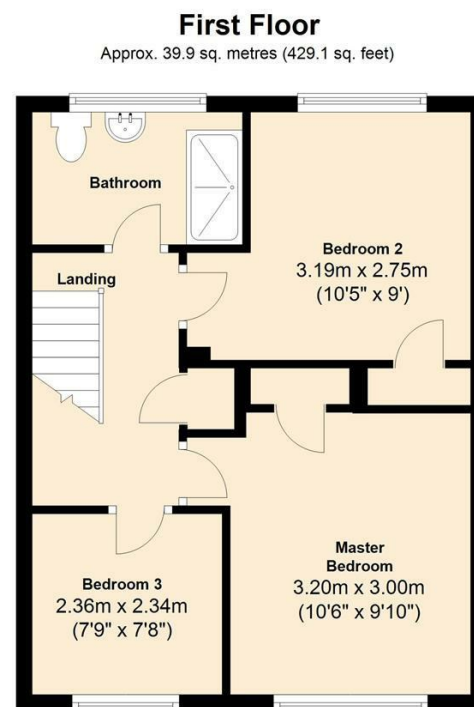


Total area: approx. 84.5 sq. metres (910.0 sq. feet)



Jarvis Way  
Stalbridge

Offers In Excess Of  
£225,000

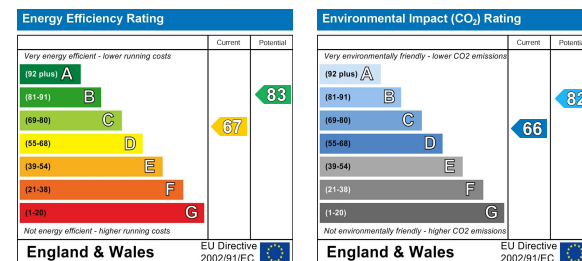
A semi detached family home located in a popular residential area within an easy walk to the local primary school and town centre where there is an award winning independent food store, family run butchers plus doctor and dentist surgeries. The property offers nicely proportioned bright rooms with an easy to use layout that will certainly meet a great many potential buyers' requirements - from those looking for their first home or first family home to those looking for a downsize in retirement. The property benefits from some of the power points having USBs, uPVC double glazing and has gas fired central heating from a combination boiler. A viewing is necessary to really appreciate the accommodation on offer.

In brief, the ground floor accommodation consists of light and inviting entrance hall, good sized sitting room, contemporary combined kitchen and dining room. There is also a conservatory with outlook over the rear garden. On the first floor there is the bathroom and three good sized bedrooms, two with built in wardrobes. Outside there is drive which comfortably fits three cars, front garden and nicely proportioned rear garden, which is fully enclosed and enjoys a sunny aspect.

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

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Sturminster Newton  
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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Part glazed uPVC door with window to the side opens into a light and inviting entrance hall. Ceiling light. Smoke detector. Coved. Radiator. Power and telephone points. Coat hooks. Laminate flooring. Stairs rising to the first floor with storage cupboard under housing the electrics and fitted with shelves and light. Opening into the kitchen/dining room and white panelled door to the:-

#### Sitting Room

4.47m" x 3.53m" (14'8" x 11'7")

Full height window with outlook over the front garden. Ceiling light. Coved. Radiator. Power points. Television connection.

#### kitchen/Dining Room

2.69m" x 5.46m" (8'10" x 17'11")

Dining Area - Ceiling light. Coved. Radiator. Power points. Laminate flooring. Sliding door to the conservatory.

Kitchen Area - Window with tiled sill overlooking the rear garden. Ceiling light. Coved. Wall mounted gas fired central heating boiler. Plenty of power points. Fitted with a range of modern light wood grain effect kitchen units consisting of floor cupboards with drawers and eye level cupboards with counter lighting under. Good amount of work surfaces. Part tiled walls. Sink with mixer tap. Space for slot in cooker. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. Laminate flooring.

#### Conservatory

2.24m" x 2.69m" (7'4" x 8'10")

Of part uPVC construction with dwarf brick wall. Window overlooking the rear garden and sliding door opening to the side and step down to the garden. Tile effect vinyl flooring.

### First Floor

#### Landing

Stairs rise to the galleried landing. Ceiling light. Access to the loft space. Power point. Airing cupboard fitted with slatted shelves. White panelled doors to all rooms.

#### Master Bedroom

3.20m" x 3.00m" (10'6" x 9'10")

Window to the front aspect. Ceiling light. Coved. Radiator. Power points. Television connection. Built in wardrobe with hanging rail and shelf.

#### Bedroom Two

3.18m" x 2.74m (10'5" x 9')

Window with view over the rear garden. Ceiling light.

Coved. Radiator. Power points. Built in wardrobe with hanging rail and shelf.

#### Bedroom Three

2.36m" x 2.34m" (7'9" x 7'8")

Window to the front elevation. Ceiling light. Coved. Radiator. Power points.

#### Shower Room

Obscured glazed window to the rear elevation. Recessed ceiling light. Tiled walls. Radiator. Suite consisting of low level WC with economy flush facility, pedestal wash hand basin and large shower cubicle with electric shower. Vinyl flooring.

### Outside

#### Garden

The property is approached from the road onto a drive which comfortably fits three cars. The remainder of the front is laid to lawn. A timber gate to the side of the house opens to the rear garden and a paved seating area. A stepping stone path leads down the lawn to a gravelled seating area. There are flower and shrub beds plus a timber shed. The garden is of a good size, enclosed and enjoys a sunny aspect.

### Directions

#### From the Sturminster Newton Office

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 where the property will be found a short distance on the left hand side.

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.