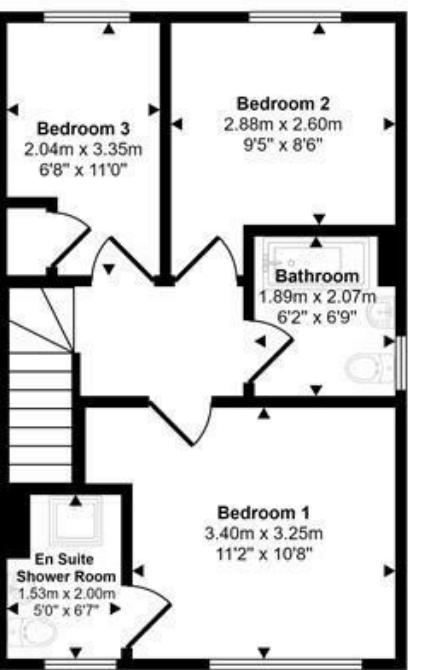
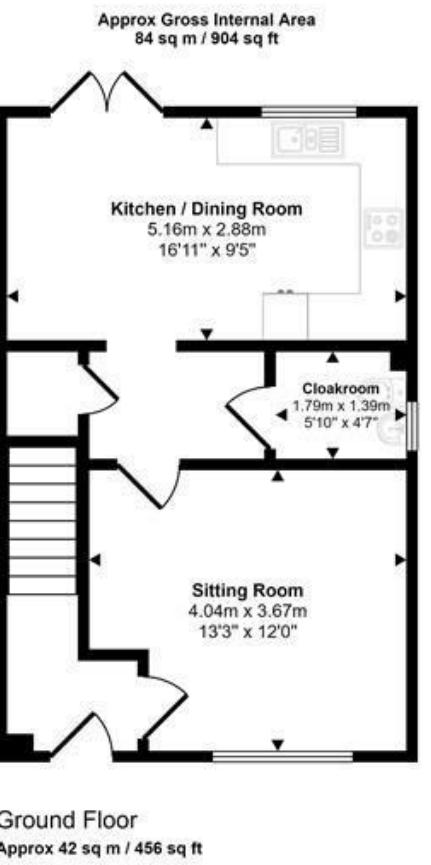


# Morton • New

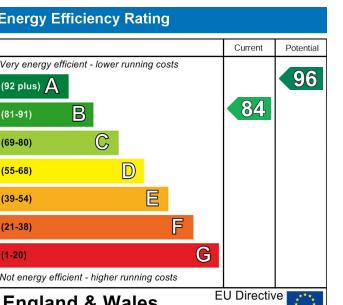
— selling and letting properties —



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**1 Market House**  
**Market Place**  
**Sturminster Newton**  
**Dorset**  
**DT10 1AS**

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



Bagber Road  
Stalbridge

50% Shared Ownership  
£157,500

\*\*\* NO ONWARD CHAIN \*\*\*50% Share of ownership\*\*\* An immaculately presented three bedroom semi detached house on the Blackmore Meadows development on the edge of Stalbridge. This appealing property offers bright and well laid out accommodation of just over 900 sq ft (84 sq m) and is approximately three years old, having been built by Bovis Homes to a high standard and designed to blend harmoniously with the surroundings. It has been home to our sellers since new and is presented to the market in brand new condition and benefitting from the remainder of the ten year NHBC guarantee, uPVC double glazing throughout and gas fired central heating. This stylish home boasts an 'on trend' open plan kitchen/dining room fitted with plenty of soft closing units and integrated appliances as well as fashionable bathroom suites and a nicely proportioned rear garden that has been landscaped for easy maintenance. The property is well placed for countryside walks and is within easy reach of all the town's amenities, which include an award winning supermarket, family butchers, post office and community run library. There is also a highly rated primary school, dentist and public house plus various takeaway services. A viewing is absolutely imperative to really appreciate this special property and how you could make it your next home.

In brief, the ground floor accommodation consists of an entrance hall, a generous sitting room, a lobby with WC/cloakroom which leads through to the kitchen/dining room. On the first floor, the landing opens to the first bedroom with en suite shower room, two further bedrooms and the family bathroom. Outside there is an enclosed rear garden and rear access into the garage. The front garden is laid to lawn with mature shrubs and there is tandem parking for two cars in front of the garage.

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front door with obscured glass diamond shaped window. Ceiling light. Radiator. Wood laminate floor. Stairs rising to first floor. Door to sitting room.

#### Sitting Room

Pendant ceiling light. Windows to front aspect. Radiator. Wood laminate floor. TV and power points. Door to lobby.

#### Lobby

Ceiling light. Door to under stairs storage cupboard with fuse board. Door to WC/Cloakroom. Power points. Wood laminate floor.

#### WC / Cloakroom

Ceiling light. Obscured glass window to side aspect. Low level WC. Pedestal wash basin with mixer tap and tiled splashback. Radiator. Wood laminate floor.

#### Kitchen / Dining Room

Spotlights. French doors to garden. Window to garden. One and a half bowl stainless steel sink with mixer tap. A range of wall and floor mounted cupboards. Tiled splashbacks. Laminate worktops. Integrated Kenwood dishwasher. Four ring gas hob. Extractor hood. Cupboard housing Ideal gas fired boiler. Power and USB charge points. Space and plumbing for washing machine. Wood laminate floor. Radiator.

### First Floor

#### Landing

Ceiling light. Access to loft. White panel doors to bedrooms and bathrooms. Power points.

#### Bedroom One

Ceiling light. Window to front aspect. Radiator. TV point. Power points.

#### En Suite Shower Room

Ceiling light. Obscured glass window to front. Extractor fan. Shower cubicle with tiled splashbacks. Low level WC with dual flush. Pedestal wash basin with mixer tap. Tiled splashback. Glass shelf. Shave point. Radiator. Laminate floor.

#### Bathroom

Ceiling light. Window with obscured glass to side aspect. Panelled bath with mixer tap and shower attachment. Tiled splashbacks. Pedestal wash basin with mixer tap. Low level WC with dual flush. Radiator. Laminate floor.

#### Bedroom Two

Ceiling light. Window to garden. Radiator. Power points.

#### Bedroom Three

Ceiling light. Window to garden. Airing cupboard with slatted shelves. Radiator. Power points.

#### Outside

#### Single Garage

Power and light. Up and over door. Part glazed door to garden.

### Parking and Garden

The property has off street tandem parking for two vehicles in front of the single garage. There is a front lawn with ornamental shrubs and a path leading to the front porch and main entrance. The enclosed rear garden is mainly laid to lawn within wood panel fencing and there is a paved patio area, ideal for outdoor entertaining.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band C  
Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Lease length-125 years with 122 years remaining  
No Onward Chain

### Directions

FROM STURMINSTER NEWTON  
Leave Sturminster via Bath Road B3092 and head north on Market Cross for just over two miles. Take a slight left turn onto Mowes Lane and after two miles, turn right onto Lower Road. After 0.8 miles turn right onto Grovers Road then turn left onto Bagber Road. The property will be found on your left hand side. Postcode DT10 2FL

**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.