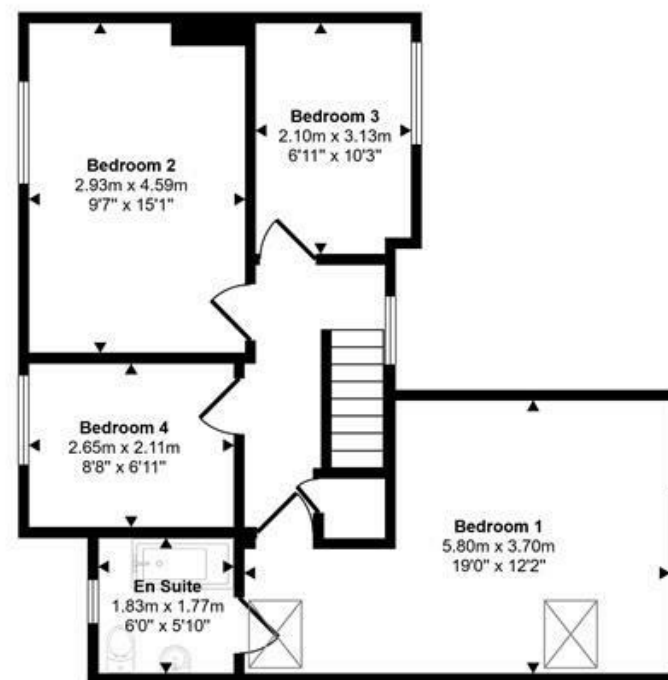


Ground Floor
Approx 72 sq m / 771 sq ft



First Floor
Approx 56 sq m / 604 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 2002/91/EC	



Friars Moor
Sturminster Newton

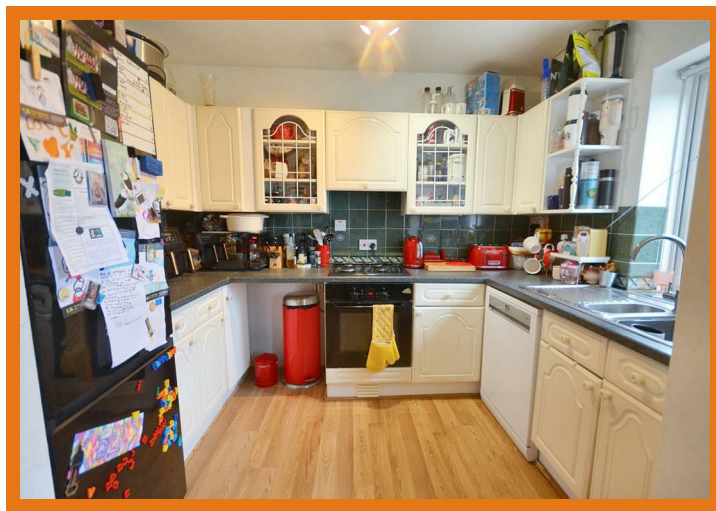
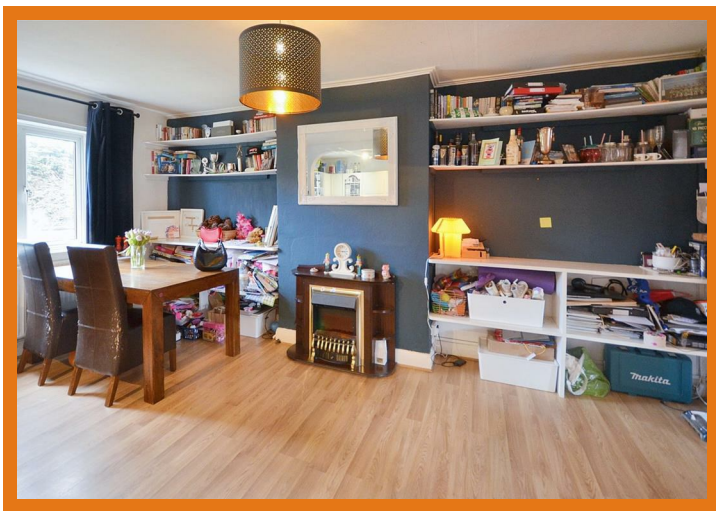
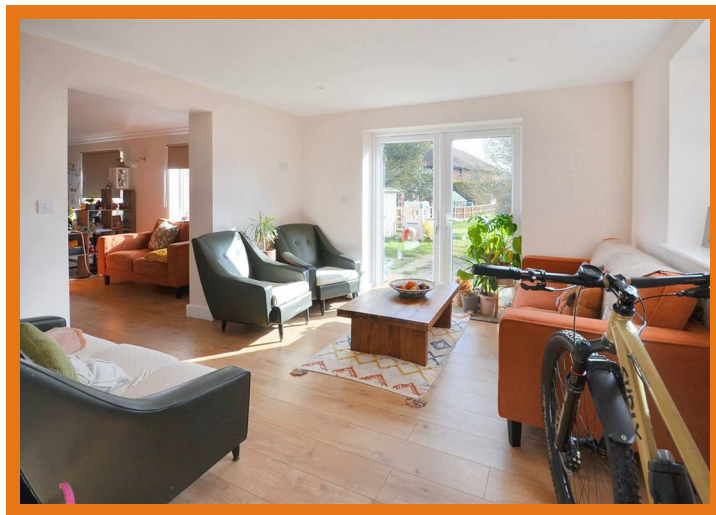
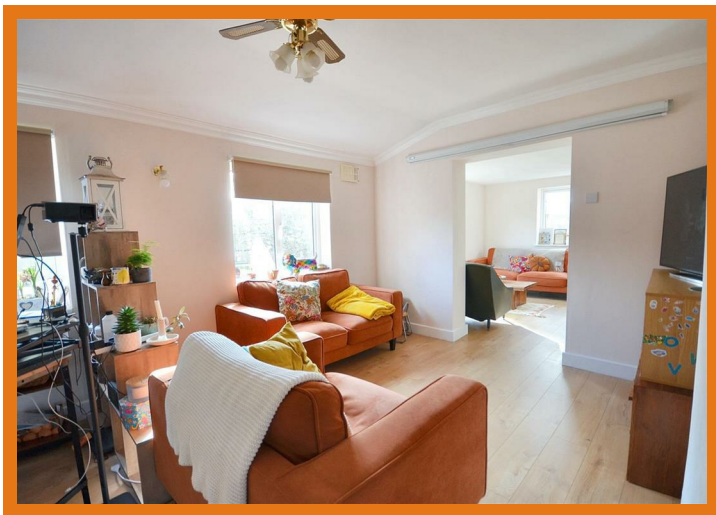
Asking Price
£350,000

Set in a peaceful, family-friendly location, this charming older-style semi-detached home offers comfortable living with exciting scope to personalise. Thoughtfully extended to the rear, it provides plenty of space for a growing family, featuring four generous bedrooms, including the main with an en-suite bathroom, plus a large family bathroom.

Designed for family life and entertaining, the home boasts a spacious family room, a generously sized sitting room, and a bright dining area that flows effortlessly into the kitchen through an archway—perfect for keeping conversations going while preparing meals.

Outside, the large garden is a blank canvas for outdoor fun—whether it's a safe play area for the children and pets, summer barbecues, or a chance to create your own dream landscape. And with countryside walks and the Trailway just a short stroll away, outdoor family time has never been easier.

Tucked away down a quiet pedestrian path, this home offers a safe and welcoming environment, yet remains close to town, excellent schools, and local amenities. With comfortable living spaces and plenty of potential to make it truly yours, this is a fantastic opportunity to create a home that suits your family's needs for years to come.



The Property

Accommodation

Inside

Ground Floor

The front door lies to the side of the house and opens into a bright and inviting reception area with opening to the family room, door to the utility room and leads into the inner hall. For appearance and practicality, the floor is laid in a wood effect laminate, which continues throughout the ground floor with the exception of the bathroom. The family room benefits from a double aspect with a window to the side and double doors opening out to the rear garden. It opens into a spacious sitting room that has two windows overlooking the rear garden.

The dining room looks out over the frontage and has a feature fireplace plus shelving to either side of the chimney breast. There is ample room for a large dining table and chairs - a great entertainment space for family gatherings or socialising with friends. An arch opens into the kitchen, which is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards and cabinets with open ended display shelves.

There is a good amount of work surfaces with a tiled splash back and a one and half bowl stainless steel sink and drainer with a swan neck mixer tap. The electric oven is built in with a gas hob and extractor hood above plus space and plumbing for a dishwasher and space for a fridge/freezer.

There is also a utility room with floor cupboard, work surface and sink plus space and plumbing for a washing machine. Also on the ground floor is the family bathroom with a WC, pedestal wash hand basin and 'P' shaped bath with an electric shower above.

First Floor

Stairs rise from the inner hall to a bright galleried landing with window overlooking the rear garden and cupboard housing the hot water cylinder as well as doors leading off to the bedrooms. There are two generously sized single bedrooms and two double sized - the main bedroom benefits from an en-suite bathroom.

Outside

Garden

The property is approached from the car parking area down a concrete path to the front of the house. The rear garden is of an extremely good size and is predominantly

laid to lawn with mature trees and a paved seating area to the back of the house. There is a good sized timber garden shed. The garden provides a blank canvas for your own landscaping ideas.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Sturminster Newton

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 first right into Friars Moor. Bear to the left and proceed to the end of the cul de sac. The property is located on the right hand side, about half way along the footpath. Postcode DT10 1BH

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.