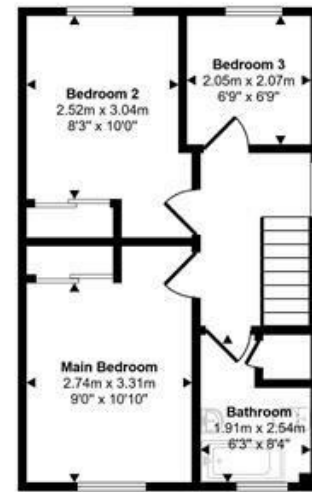
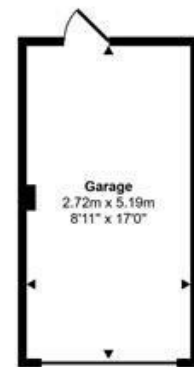


Ground Floor  
Approx 35 sq m / 381 sq ft



First Floor  
Approx 37 sq m / 397 sq ft



Garage  
Approx 14 sq m / 152 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.



## Woodmills Close Sturminster Newton

£245,000

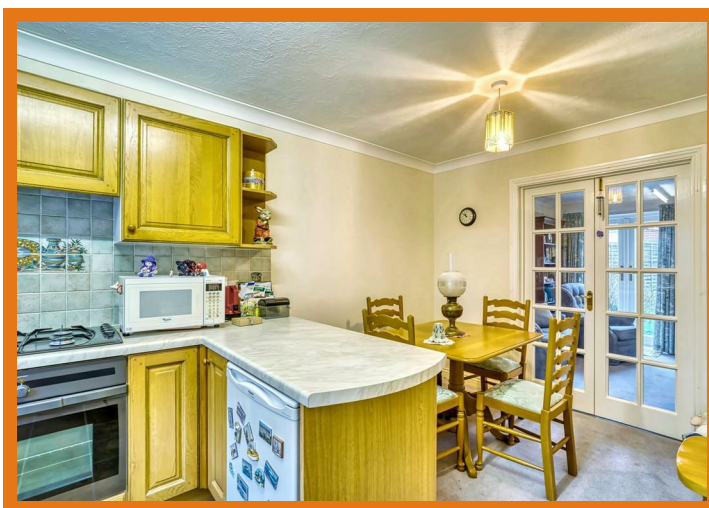
A well-presented and thoughtfully maintained three-bedroom semi-detached house, built in 2000 and owned by the current vendors since new. Situated within a quiet residential close in the heart of Stalbridge, the property offers comfortable and well-balanced accommodation ideal for a range of buyers including families, first-time purchasers and those looking to downsize without compromising on space. Designed with practicality in mind, the home provides a welcoming reception room alongside an open-plan kitchen/dining space, creating a sociable layout well suited to modern living. Upstairs, three bedrooms are complemented by built-in wardrobes to both the main and second bedrooms, ensuring excellent storage. Outside, the property benefits from an enclosed rear garden with patio seating area, side access, and a garage with parking directly in front, a valuable feature within this setting.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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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	





## Accommodation

### Inside

The accommodation is arranged over two floors and offers a practical and homely layout throughout.

On the ground floor, a welcoming entrance hall leads to a bright reception room, ideal for relaxing or entertaining along with a downstairs WC to your right. The property has an open-plan kitchen/dining room, providing a sociable space for everyday living. The kitchen is fitted in a traditional style with ample cupboard and worktop space, incorporating an electric oven and gas hob. The dining area comfortably accommodates a table and chairs. Upstairs, there are three bedrooms. The main bedroom and second bedroom both benefit from built-in wardrobes, offering excellent storage. The third bedroom provides flexibility as a child's room, guest room or home office. A family bathroom serves the first floor.

The property benefits from mains gas central heating, double glazed uPVC windows, mains drainage, and is offered as freehold.

### Outside

To the rear, the property enjoys an enclosed lawned garden, ideal for children and pets. A patio area provides space for outdoor seating and dining, while side access adds practicality. The property further benefits from a garage, with parking available directly in front.

### Useful Information

Tenure: Freehold  
Council Tax Band: C  
Heating: Mains Gas  
Drainage: Mains  
Windows: Double Glazed uPVC  
Offer for sale with no onward chain

### Location and Directions

Stalbridge is Dorset's smallest town and offers a charming community feel with a range of everyday

amenities including independent shops, a Co-op supermarket, café, public houses and a primary school. Surrounded by beautiful countryside, the area provides excellent walking and outdoor opportunities while remaining within easy reach of larger towns such as Sherborne, Gillingham and Shaftesbury, all offering further shopping, schooling and mainline railway connections. Postcode - DT10 2ST  
What3words  
///revamping.finer.mimics

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.