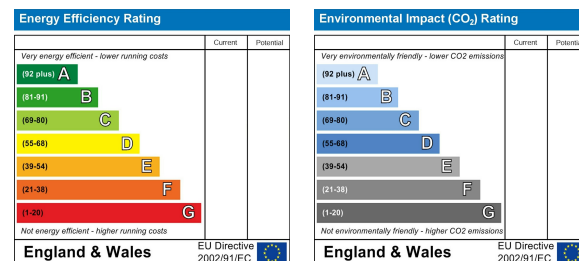


Total area: approx. 97.4 sq. metres (1047.9 sq. feet)



Woodmills Close Stalbridge

Asking Price
£245,000

A semi detached family home with plenty of kerb appeal, offering three nicely proportioned bedrooms, presented to the market with the bonus of no onward chain and ideally located at the end of a quiet cul de sac on a small development, which is close to the town centre and within close proximity to the beautiful Blackmore Vale countryside. The property was built about twenty years ago and has been the much cherished and enjoyed home to our sellers for nearly three years. During this time it has been well maintained and improved with replacement bathroom and cloakroom suites, some new carpeting and a re-decoration throughout. The property also benefits from uPVC double glazing, gas fired central heating and a conservatory that offers flexible usage and has the advantage of central heating and light/heat reflecting windows allowing all year round use. This delightful home must be viewed to see how easily it will meet many potential buyers' needs and to fully appreciate the well proportioned accommodation it has to offer.

In brief, the ground floor accommodation consists of bright and welcoming entrance hall, sitting room, conservatory and combined kitchen and dining room with plenty of storage cupboards and some built in appliances. There is also a useful cloakroom. On the first floor there is the bathroom and three good sized bedrooms, two doubles, both with fitted wardrobes and a single sized bedroom. Outside there is parking for about three cars, long single garage with power and an enclosed courtyard style rear garden.

Energy Efficiency Rating C - Council Tax Band C

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ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed uPVC front door opens into a bright and welcoming entrance hall. Ceiling lights. Smoke detector. Coved. Central heating thermostat. Radiator. Power and telephone points. Inset coir matting by the front door. Stairs rising to the first floor with storage cupboard beneath. Door to the cloakroom and pane glass doors to the kitchen/dining room and to the:-

Sitting Room

4.70m" x 3.07m" (15'5" x 10'1")
Window to the rear. Ceiling lights. Coved. Two radiators. Power and television points. Double doors opening into the:-

Conservatory

3.58m" x 2.79m" (11'9" x 9'2")
Of uPVC double glazed construction with dwarf wall and vaulted roof. Windows to three sides plus door opening onto the side paved seating area. Ceiling lights. Two radiators. Power points. The windows have a special coating which reflects UV rays and keeps in the heat, thereby making this a year round conservatory. Carpet laid to the floor.

Kitchen/Dining Room

4.47m" x 2.64m" (14'8" x 8'8")
Window with outlook to the front. Ceiling lights. Coved. Wall mounted gas fired central heating boiler concealed in a cupboard. Central heating programmer. Radiator. Power and television points. Fitted with a range of modern gloss finished kitchen units - some with soft closing facility and consisting of floor cupboards with corner carousels, tall larder cupboard with shelves, further tall cupboard fitted with pull out drawers, separate drawer unit and eye level cupboards. Part tiled walls. Plenty of work surfaces. Ceramic sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and a slimline dishwasher. Integrated fridge/freezer. Built in 'Neff' double electric oven and gas hob with extractor above. Wood effect laminate flooring.

Cloakroom

Obscure glazed window with tiled sill to front elevation. Ceiling light. Coved. Low level WC with dual flush facility. Vanity style wash hand basin with mono tap and mosaic style tiled splash back plus eye level mirror and cupboard over. Radiator. Vinyl flooring.

First Floor

Landing

Galleried landing. Ceiling light. Smoke detector. Coved. Access to fully insulated loft space with light and a drop down ladder. Power point. Doors to all rooms.

Bedroom One

3.96m x 2.69m" (13' x 8'10")
Measurement includes wardrobes. Window with outlook the front. Ceiling light. Coved. Radiator. Power points. Built in double wardrobe with sliding doors, hanging rail and shelf.

Bedroom Two

3.68m" x 2.72m" (12'1" x 8'11")
Maximum measurements including wardrobes. Window overlooking the rear courtyard garden. Ceiling light. Coved. Radiator. Power points. Built in double wardrobe with sliding doors, hanging rails and shelf.

Bedroom Three

2.11m" x 2.06m" (6'11" x 6'9")
Window with outlook to the rear overlooking the courtyard garden. Ceiling light. Coved. Radiator. Power points. Wood effect flooring.

Bathroom

Obscured glazed window to the front elevation. Ceiling light. Coved. Fitted with a stylish contemporary suite consisting of pedestal wash hand basin with mono tap, tiled splash back and mirror fronted bathroom cabinet over, low level WC with dual flush facility and 'P' shaped bath with mixer tap, shower over with choice of shower head and full height tiling to surrounding walls. Airing cupboard housing the hot water cylinder and fitted with a slatted shelf. Mosaic style tiled floor.

Outside

Garage and Parking

5.18m x 2.59m" (17' x 8'6")
Approximate measurements. Long single garage with up and over door, power and lighting. Rafter storage. Personal door to side with access to the rear garden. Parking for two to three cars side by side on the tarmac drive. A timber gate to the side of the garage opens to:-

Courtyard Garden

A paved path leading to the rear courtyard style garden. This has been landscaped to provide easy maintenance and is cobbled stone paving. The garden has a high degree of privacy enclosed by wood panel fencing and enjoying the afternoon and evening sun.

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 on the High Street and immediately turn right into Station Road. Take the first left turn into Woodmills Close and take the second right turn. The property is at the end of the cul de sac 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.