







## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into an inviting entrance hall with doors leading off to the cloakroom, kitchen and combined sitting and dining room plus stairs rise to the first floor. The combined sitting and dining room has a window overlooking the rear garden plus double doors leading out to the garden. There is also access to a good sized understairs storage cupboard as well as a good sized cloakroom at the front of the house.

The kitchen looks out to the front and is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated

fridge/freezer and dishwasher.

#### First Floor

Stairs rise to the landing where there are doors on either side, leading to both bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor. There are two double bedrooms, the principal is benefitting from built in wardrobes and an en-suite shower room with thermostatic shower controls. The second room offers generous space and features two front-facing windows that fill the area with natural light.

#### Outside

##### Parking

There is parking at the side of the house, for two cars on the drive.

##### Garden

There is an outside tap plus a footpath from the patio to the garden gates and garage personnel doors.

With planting at the front the property, the rear gardens are fully turfed, fenced and include a generous patio as standard.

### Useful Information

Predicted Energy Rating A  
Council Tax Band tba  
Double Glazed Windows  
Gas Fired Central Heating Boiler and Solar PV Panels  
Mains Drainage  
Freehold  
No Onward Chain  
10 Year Build Warranty  
There will be an estate charge - amount to be confirmed

### Directions

#### From Sturminster Town Centre

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 second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located.  
Postcode DT10 1JG

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