



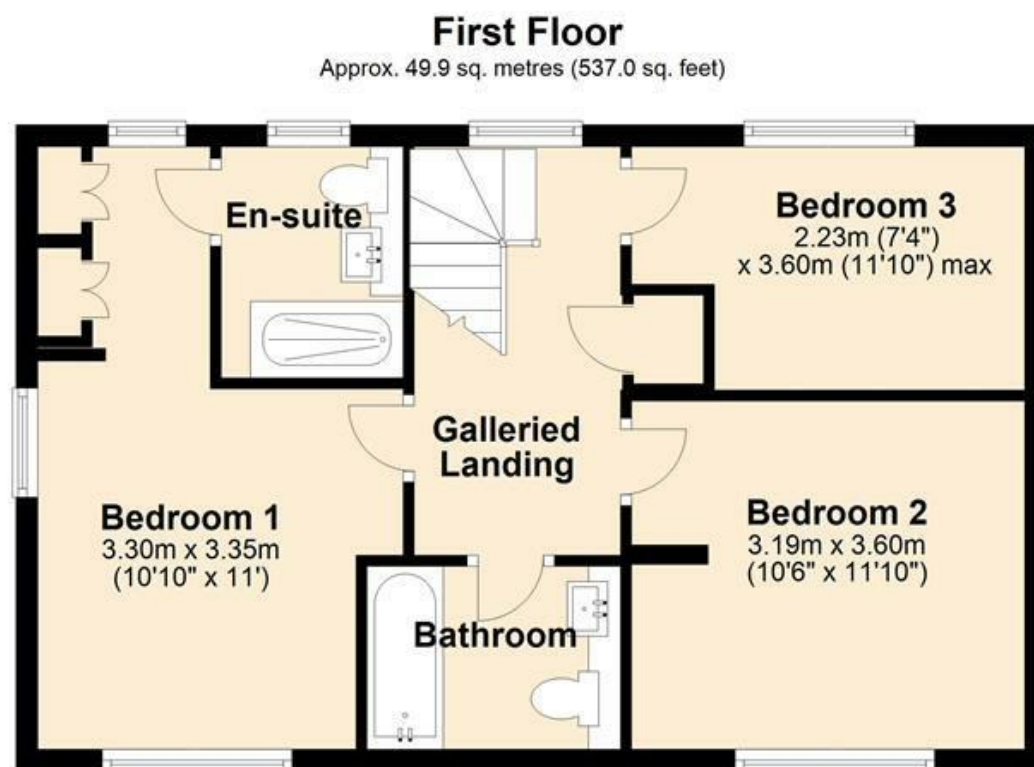
Glovers Road
Stalbridge

Asking Price
£400,000

A great opportunity to purchase an immaculately presented, nearly new, detached thatched family home with three double bedrooms and offering bright and roomy well laid out accommodation. The property is located on the fringe of the town and enjoys some delightful views over the surrounding Blackmore Vale countryside. This wonderful property is about two years old, 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 light and welcoming entrance hall, triple aspect sitting room and large combined kitchen and dining room with a triple aspect. There is also a utility and cloakroom. On the first floor, the galleried landing provides access to the family bathroom and all three double bedrooms. The main bedroom benefits from a dressing area and en-suite shower room. Outside, there is parking on the drive for about two cars, single garage and enclosed sunny rear garden that is partly laid to paved sun terrace and astroturf.

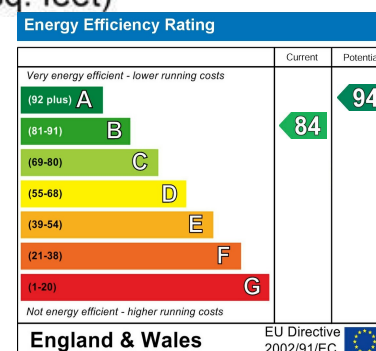
Energy Efficiency Rating B - Council Tax Band D - DRAFT DETAILS



Total area: approx. 99.8 sq. metres (1073.9 sq. feet)

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ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed composite front door opens into a light, roomy and welcoming hall. Ceiling light. Smoke detector. Radiator. Painted wood effect laminate flooring. Stairs rising to the first floor and white panelled doors to the cloakroom, kitchen/dining room and to the:-

Sitting Room

5.51m" x 3.30m" (18'1" x 10'10")

Boasting a triple aspect with window to front and side and double doors opening to the rear garden. Ceiling lights. Two radiators. Power, telephone and television points. Door to deep understairs storage cupboard. Painted wood effect laminate flooring.

Kitchen/Dining Room

5.51m" x 3.12m" (18'1" x 10'3")

Maximum width measurement - Dining Area - Window to the drive side and to the front with partial rural views. Ceiling light. Two radiators. Power and television points. Work surface with matching upstand and cupboards under. Breakfast area. Kitchen Area - Window overlooking the rear garden. Ceiling light. Power points. Fitted with a modern range of soft closing, gloss finished units consisting of floor cupboards, separate drawer unit with cutlery and deep pan drawers and eye level cupboards. Good amount of work surfaces with matching upstand. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated fridge/freezer and dishwasher. Built in electric oven and gas hob with splash back and extractor hood over. Painted wood effect laminate flooring throughout. White panelled door to the:-

Utility

Part glazed door to the rear garden. Ceiling light. Air circulator. Wall mounted gas fired central heating boiler. Radiator. Power points. Work surface with matching upstand and stainless steel sink and drainer with swan neck mixer tap. Integrated washing machine. Painted wood effect laminate flooring.

Cloakroom

Ceiling light. Coat hooks. Fitted with a low level WC with economy flush facility and pedestal wash hand basin with tiled splash back. Radiator. Painted wood effect laminate flooring.

First Floor

Galleried Landing

Stairs rise and curve up to a bright galleried landing with window overlooking the rear garden. Ceiling light. Smoke detector. Access to the loft space. Radiator. Power points. Storage cupboard fitted with hanging rail and shelves. White panelled doors to all rooms.

Bedroom One

3.30m" x 3.35m (10'10" x 11')

Measurement excludes the dressing area - Enjoying a double outlook with window to the side and to the front with countryside views. Ceiling light. Radiator. Power and television points. Dressing area with obscured glazed window to the rear,

ceiling light and radiator - fitted with a range of wardrobes with soft closing doors, hanging rails and shelves. White panelled door to the:-

En-Suite Shower Room

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Air circulator. Fitted with a suite comprising:- low level WC with economy flush facility, wall hung wash hand basin with mirror and shelf over and shaver socket to the side plus large walk in tiled shower cubicle with sliding screen. Wood effect laminate flooring.

Bedroom Two

3.18m" x 3.61m" (10'5" x 11'10")

Window to the front with a countryside view. Ceiling light. Radiator. Power points. Recess for a wardrobe.

Bedroom Three

3.18m" x 3.61m" (10'5" x 11'10")

Maximum measurements - slightly L shaped. Window with outlook to the rear. Ceiling light. Radiator. Power points.

Bathroom

Obscured glazed window with tiled sill to the front. Ceiling light. Air circulator. Radiator. Fitted with a suite consisting of wall hung wash hand basin, low level WC with dual flush facility and concealed cistern plus shelf, mirror and shaver light over and a bath with mono tap and hand held shower attachment. Part tiled walls. Wood effect laminate flooring.

Outside

Parking and Garage

To the side of the property there is a tarmac drive with space to park two cars and leads up to the garage, which has an up and over door. A timber gate from the drive opens to the rear garden.

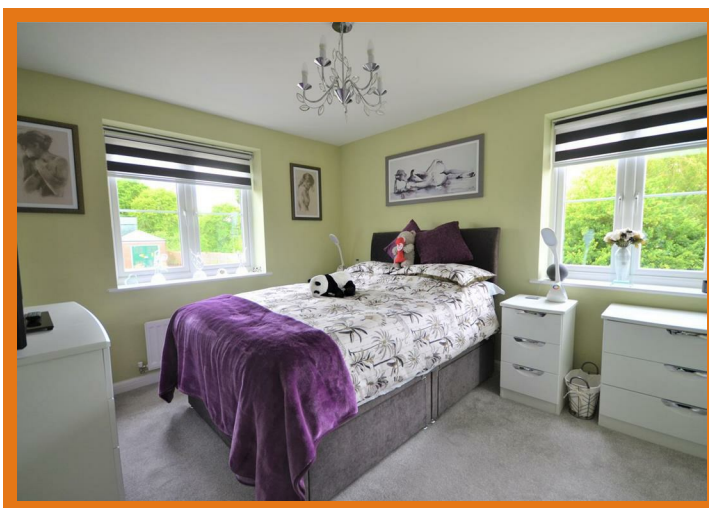
Gardens

The front garden is enclosed by metal railings with a central gate opening to a paved path that leads to the front door and in front of the property. There are shrub and flower beds. The rear garden is partly laid to paved sun terrace where there is an outside water tap and 'Astroturf' lawn for easy maintenance. To the back to the garage there is a useful storage area. The garden is fully enclosed, in part by brick wall and timber fencing and enjoys good privacy and a sunny aspect.

Directions

From Sturminster Newton

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 Stalbridge continue past the petrol station then take to second turning on the right at the triangle onto Lower Road. Take a left turn into Glovers Road (the Bovis site). The property is the first one on the right hand side. Postcode DT10 2FP



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.