

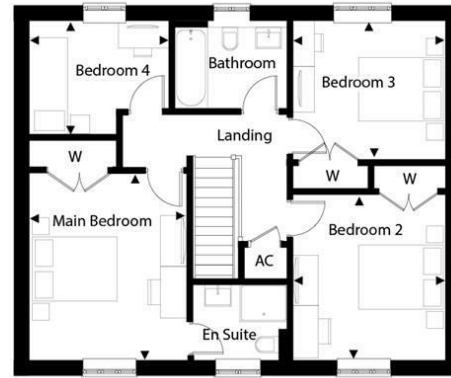
## The Morden

Plot 3, 4, 7, 16, 27, 28, 31, 32, 51, 68, 76, 84 & 96



### Ground Floor

Living Room	3.26m x 7.27m	10'8" x 23'10"
Kitchen/Dining	3.41m x 7.27m	11'2" x 23'10"



### First Floor

Main Bedroom	3.42m x 4.02m	11'3" x 13'2"
Bedroom 2	3.27m x 3.51m	10'9" x 11'6"
Bedroom 3	3.27m x 2.94m	10'9" x 9'7"
Bedroom 4	3.03m x 2.44m	9'11" x 8'0"

Total floor area 130m<sup>2</sup> 1403ft<sup>2</sup>

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Fiddleford Ridge Sturminster Newton

Prices From  
£550,000

\*5% Deposit Paid Incentive Available\* Discover modern living at its finest in this beautifully designed double-fronted home, perfectly positioned within easy reach of both town and countryside. Built to the highest standards by Wyatt Homes, this stunning property offers space, sustainability and comes styled with curtains, blinds and lighting fixtures.

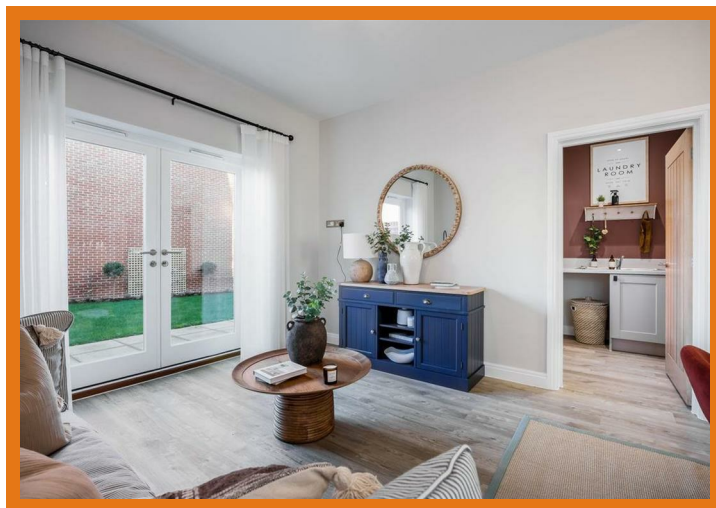
Step inside to find four bedrooms; three double bedrooms, and a single bedroom. Three rooms feature built in wardrobes as well as a single fourth bedroom - ideal as a guest room or home office. A stylish family bathroom and a luxurious en-suite to the main bedroom provide a touch of indulgence.

At the heart of the home is the spacious contemporary kitchen/dining room, designed for both practicality and elegance. Fitted with premium-quality units and integrated appliances, it offers ample space for cooking, dining, and entertaining. The bright and inviting sitting room provides the perfect place to relax and unwind.

The beautifully turfed garden provides an extension of your living area, with a standard patio laid this provides an ideal space for outdoor dining, play, or simply soaking up the fresh air.

This home is built with modern convenience in mind, featuring a garage with power for an EV charging point, solar PV panels for an improved energy efficiency rating of A and the peace of mind of a 10-year build guarantee.

Ready now! Early viewing is highly recommended and also available to view on Sunday's! Contact us to book in!



## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a roomy and welcoming entrance hall with doors leading off to the sitting room, combined kitchen and dining room and to the cloakroom. Stairs rise to the first floor with a good sized storage cupboard beneath. The spacious sitting room enjoys a double aspect with window overlooking the front and double doors opening out to the rear garden.

The large combined kitchen and dining room also boasts a double aspect with the kitchen area looking out to the front and the dining area benefitting from double doors to the rear garden. The kitchen area 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. From the dining area there is access to the utility room, which is fitted with floor level cupboards, laminate work

surfaces and stainless steel sink plus space for appliances. It also has access to the rear garden. Also on the ground floor is the roomy cloakroom. The kitchen/dining room, utility and cloakroom is fitted with Amtico flooring. Throughout the ground floor the electrical sockets will be finished with chrome fittings.

##### First Floor

Stairs rise to the landing where there is the airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor. There is a generously sized single bedroom plus three double bedrooms, all benefitting from built in wardrobes and the main bedroom has an en-suite shower room with thermostatic shower controls, chrome heated towel rail and Porcelanosa tiles plus ceramic tiled floor.

#### Outside

##### Parking and Garage

Single Garage, with power and lighting providing a car charging port. Parking available on the drive for two cars.

#### 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

Energy Efficiency 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  
Buying Schemes: Part Exchange, Express Move and Own New.

#### 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

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.