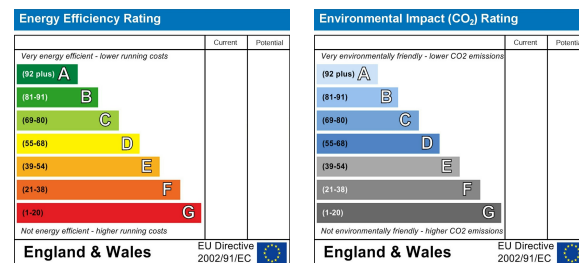


Total area: approx. 104.1 sq. metres (1120.9 sq. feet)

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Ham Meadow
Marnhull

Guide Price
£375,000

A wonderful opportunity to purchase a well proportioned detached bungalow with three generously sized bedrooms, presented to the market with the advantage of no onward chain and offering the potential buyer the choice of updating to one's own taste. The property is located in the sought after and well served village of Marnhull and within walking distance to the centre where there is a public house, shop with post office and a little further on is the village hall, which hosts a variety of events, doctors' surgery with pharmacy, church and primary school. The property is also just a few strides away from some beautiful countryside. We believe that the bungalow was built in the 1980s and has been a much loved and enjoyed home to our selling family for nearly thirty five years. The property provides an easy to use spacious layout with about 1120 sq ft (104 sq m) of living space and benefits from double glazing and a combination of warm air heating and economy 7 electric heating. This delightful home must be viewed to truly appreciate the space and location. An early viewing is strongly suggested to avoid missing out on the chance to own this lovely home.

In brief, the inside accommodation consists of good sized inviting entrance hall, sitting room with feature fireplace and outlook over the front garden, dining area with sliding doors out to the conservatory. There is also a good sized kitchen/breakfast room, three well proportioned bedrooms, two with built in wardrobes, shower room and separate cloakroom. Outside, there is driveway parking for two to three cars, larger than average single garage with light and power and a decent sized gardens.

Energy Efficiency Rating tba - Council Tax Band E - DRAFT DETAILS



ACCOMMODATION

Inside

Entrance Hall

Part glazed door with matching side pane opens into a good sized and inviting entrance hall. Ceiling lights. Smoke detector. Access to the loft space. Coved. Economy 7 electric heater and warm air vent. Airing cupboard housing the hot water cylinder and cupboard housing the warm air boiler. Power and telephone points. White panelled doors to the cloakroom, shower room and bedrooms. Pane glass doors to the kitchen/breakfast room and to the:-

Sitting Room

3.53m" x 5.82m" (11'7" x 19'1")
Bow window overlooking the front garden. Ceiling lights. Coved. Carbon monoxide detector. Warm air vent. Power and television points. Feature stone fireplace with gas fire. Arch to the:-

Dining Area

3.15m" x 3.28m" (10'4" x 10'9")
Ceiling light. Coved. Central heating thermostat. Power points. Serving hatch to the kitchen and sliding doors to the:-

Conservatory

2.44m x 2.62m" (8' x 8'7")
Of uPVC double glazed construction with dwarf wall, windows to the sides and rear plus double doors opening to the paved seating area to the back of the bungalow.

Kitchen/Breakfast Room

3.15m" x 3.61m" (10'4" x 11'10")
Window overlooking the rear garden and door opening to the garden. Ceiling light. Coved. Economy 7 electric heater. Extractor fan. Power points. Fitted with a range of farmhouse style kitchen units consisting of floor cupboards with drawers, larder style cupboard and eye level cupboards and cabinets. Work surfaces. Part tiled walls. Stainless steel sink and drainer. Space and plumbing for a washing machine and slimline dishwasher. Housing for a fridge/freezer. Five burner gas hob. Built in eye level double electric oven with drawer under and storage cupboard above. Vinyl flooring.

Bedroom One

4.42m" x 3.28m" (14'6" x 10'9")
Window with stone mullion and outlook over the front garden. Ceiling light. Coved. Power points. Warm air vent. Built in wardrobe with sliding mirror fronted doors, hanging rail and shelf.

Bedroom Two

2.87m" x 3.28m" (9'5" x 10'9")
Window with stone mullion and outlook over the rear garden. Ceiling light. Coved. Power points. Warm air vent. Built in wardrobe with sliding mirror fronted doors, hanging rail and shelf.

Bedroom Three

3.43m" x 2.41m" (11'3" x 7'11")
Window with stone mullion and view over the front garden. Ceiling light. Coved. Power points. Warm air vent.

Shower Room

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Heated towel rail. Wall mounted electric heater. Low level WC. Corner vanity style wash hand basin with shaver light/point. Tiled shower cubicle with electric shower. Tiled walls. Vinyl flooring.

Cloakroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Coved. Low level WC with dual flush facility. Wall mounted wash hand basin with tiled splash back.

Outside

Garage and Parking

5.69m" x 2.87m" (18'8" x 9'5")
There is a tarmac drive with space to park two to three cars and leads up to the garage. A good sized single garage with up and over door, light and power. Potential for rafter storage and personal door to the side opening to the rear garden.

Gardens

There is a good sized garden to the front, which is laid to lawn with shrub and flower beds and enclosed by a low mature hedge. A wrought iron gate located in between the garage and the bungalow opens to the rear garden. Again, this is mostly laid to lawn with shrub and flower borders and enclosed in part by wall and timber fencing. There is also a paved seating area and greenhouse. The garden enjoys a sunny aspect with good privacy.

Directions

From the Sturminster Newton Office

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. Follow the road past the shops and the Blackmore Vale public house. Take a left turn into Ham Lane and the third turning right into Ham Meadows. Turn left, where the property will be found immediately on the right 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.