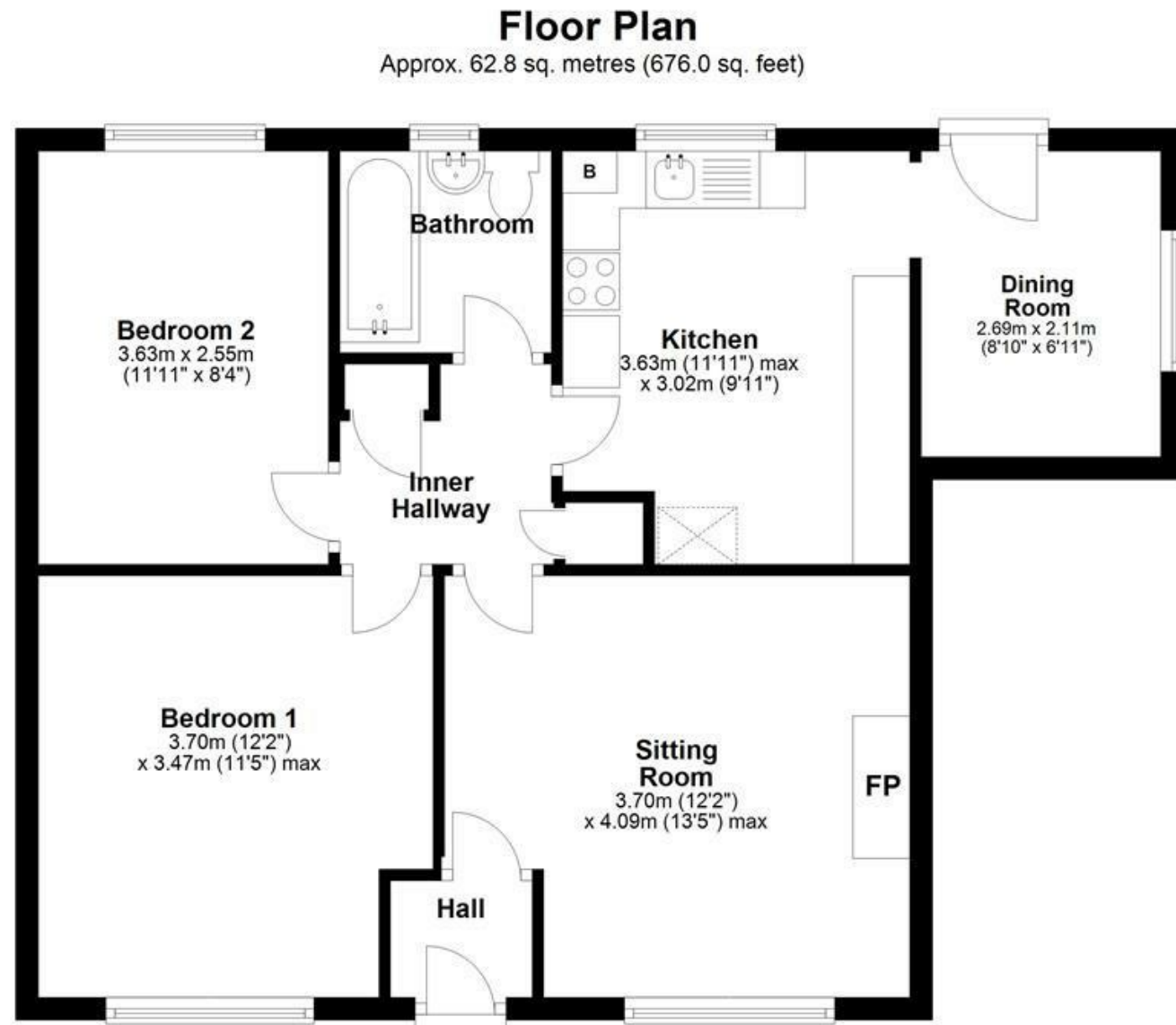




Total area: approx. 62.8 sq. metres (676.0 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



Filbridge Rise Sturminster Newton

Guide Price
£270,000

This modern semi-detached bungalow offers a fantastic opportunity for a wide range of buyers, combining flexible living space, a peaceful setting, and a host of recent upgrades—all within easy reach of both the town and surrounding countryside.

Beautifully presented throughout, the property features two generous double bedrooms and a versatile third room that can serve as a dining room, home office, or additional bedroom. The spacious sitting room is filled with natural light and enjoys a pleasant outlook over nearby allotments, complete with a charming feature fireplace that adds warmth and character.

A standout feature is the contemporary kitchen, thoughtfully designed with stylish modern units and wooden work surfaces, offering both functionality and flair.

The current owners have recently upgraded the property with new carpets, and new windows, along with subtle design tweaks that make everyday living easier and more comfortable—meaning there's nothing to do but move in and enjoy.

The rear garden is a generous and inviting space, with plenty of room to relax, entertain, or grow your own produce. A dedicated vegetable area and greenhouse will appeal to keen gardeners and those looking for a more sustainable lifestyle.

This is a welcoming, low-maintenance home that's ready to suit your needs—whether you're a first-time buyer, downsizer, or looking for a smart investment.



The Property

Accommodation

Inside

The front door opens into a useful porch area with room for coats, boots and shoes plus a further door that opens into the bright sitting room. The sitting room is a good size with a window overlooking the frontage and allotments opposite. The feature fireplace provides a focal point for your own style of electric fire. From the sitting room there is a door into an inner hall, which has access to the loft space and doors leading off to the bedrooms, bathroom and kitchen. There is also a cupboard fitted with shelves and a further cupboard with hanging rail and overhead storage.

The kitchen overlooks the rear garden and is fitted with a contemporary range of country style units consisting of floor cupboards with drawers and eye level cupboards and cabinets. There is a generous amount of wood work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck mixer tap. There is space for a slot in

cooker, an American style fridge/freezer and plumbing for a washing machine. The floor is laid in a practical laminate. The kitchen opens into the dining room, which has a window to the side and door to the rear garden. This room offers flexible usage.

Both the bedrooms are double sized - bedroom one overlooks the frontage and allotments, whilst bedroom two has an outlook over the rear garden. The bathroom is fitted with a modern suite consisting of bath and a combination unit of a WC and vanity style wash hand basin.

Outside

The property is approached from the pavement onto a path leading to the front door, the remainder of the garden is laid to lawn with gravelled areas to the side of the bungalow and path leading to a wrought iron gate opening to the rear garden. This is of a good size, enjoying good privacy and a sunny aspect. Mostly laid to lawn with a paved seating area. Part of the garden is currently fenced off for vegetable growing. There is a greenhouse and two sheds plus an

outside tap. The garden allows scope to design to your own personal choice.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
Gas Fired Central Heating from a Combination Boiler
uPVC Double Glazing
Mains Drainage
Freehold

Directions

From the Sturminster Newton Office
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 a turning left into Green Close and then take the first turning left into Filbridge Rise. The property will be found on the right hand side opposite the allotments. Postcode DT10 1AA.
What3word - angry.applauded.stint

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.