

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Springfields Stalbridge

Guide Price
£235,000

A great chance to purchase a delightful, well proportioned semi detached home with three good sized bedrooms, situated in a quiet area of a popular development and presented to the market with the bonus of no onward chain. The property lies on the edge of Dorset's smallest town, which caters well for everyday needs with an award winning independent supermarket, butchers, post office and public house, plus well rated primary school, dentist surgery and community run library. Just a short walk away are some fabulous countryside walks and the Nature Reserve. This comfortable home offers well laid out, good sized rooms with potential to enhance and mark to ones own taste. The property benefits from double glazing and gas fired central heating. A viewing is highly recommended to really appreciate the size, layout of this home and how it would easily meet a host of potential buyers requirements - from those looking for their first home to those looking for an investment buy to let or even as a downsize plus many other requirements. An early viewing is strongly suggested to avoid missing out on the opportunity to purchase this home.

In brief, the ground floor accommodation consists of entrance hall, large light sitting room, conservatory with outlook over the rear garden plus a combined kitchen and dining room. There is also a useful downstairs cloakroom. On the first floor there is the bathroom and three good sized bedrooms. Outside, there is driveway parking for three cars, single garage plus front and rear gardens.

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



ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed uPVC door opens into the entrance hall. Ceiling light. Smoke detector. Coved. Central heating thermostat. Radiator. Power and telephone points. Coat hooks. Stairs rising to the first floor with storage cupboard under. White panelled doors to the cloakroom, kitchen/dining room and to the:-

Sitting Room

Window to the rear. Ceiling light. Coved. Two radiators. Power and television points. Sliding patio door to the:-

Conservatory

Of uPVC double glazed construction with full height windows - fitted with blinds to the sides and rear plus double doors - fitted with blinds opening to the rear garden. Exposed stone wall. Power points. Wood effect laminate flooring.

Kitchen/Dining Room

Window overlooking the front garden. Ceiling light. Coved. Wall mounted gas fired central heating boiler and programmer. Radiator. Power points. Fitted with a range of kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. Work surfaces. Part tiled walls. One and half bowl sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for a slot in cooker and fridge/freezer. Ceramic tile effect vinyl flooring.

Cloakroom

Obscured glazed window to the front elevation. Ceiling light. Wall mounted electrics. Low level WC with dual flush facility. Wall mounted wash hand basin with tiled splash back. Radiator. Wood effect vinyl flooring.

First Floor

Landing

Stairs rise to a galleried landing with window to the side aspect. Ceiling light. Access to the loft space. Smoke detector. Radiator. Power point. Airing cupboard housing the hot water cylinder. White panelled doors to all rooms.

Bedroom One

Window with outlook to the front. Ceiling light. Coved. Radiator. Power points. Television connection.

Bedroom Two

Window overlooking the rear garden. Ceiling light. Radiator. Power points. Television connection. Laminate flooring.

Bedroom Three

Window with partial field view to the rear. Ceiling light. Coved. Radiator. Power points.

Bathroom

Obscured glazed window to the front elevation. Ceiling light. Extractor fan. Radiator. Shaver socket. Part tiled walls.

Fitted with a coloured suite consisting of low level WC with mirror fronted bathroom cabinet over, pedestal wash hand basin and bath with mixer tap and shower attachment plus full height tiling to the surrounding walls. Wood effect vinyl flooring.

Outside

Garage and Drive

The property is set back from the road and access via a long tarmac drive with space to park about three cars and leads up to the garage. The good sized garage has an up and over door plus rafter storage. From the drive there is a path to the front door and timber gate by to the garage to the rear garden.

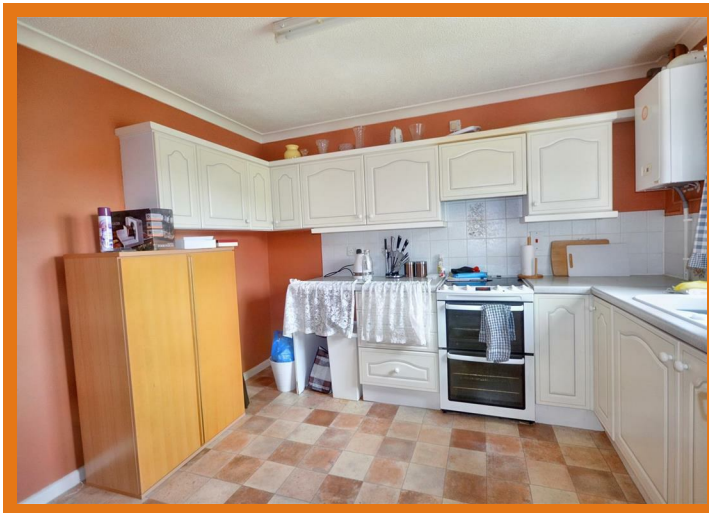
Gardens

The front and rear gardens are in need of management.

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 the second turning on the right at the triangle onto Lower Road. Take a left turn into Springfields. The property will be found on the right hand cul de sac just after the turning for The Hawthorns. Postcode DT10 2NA



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.