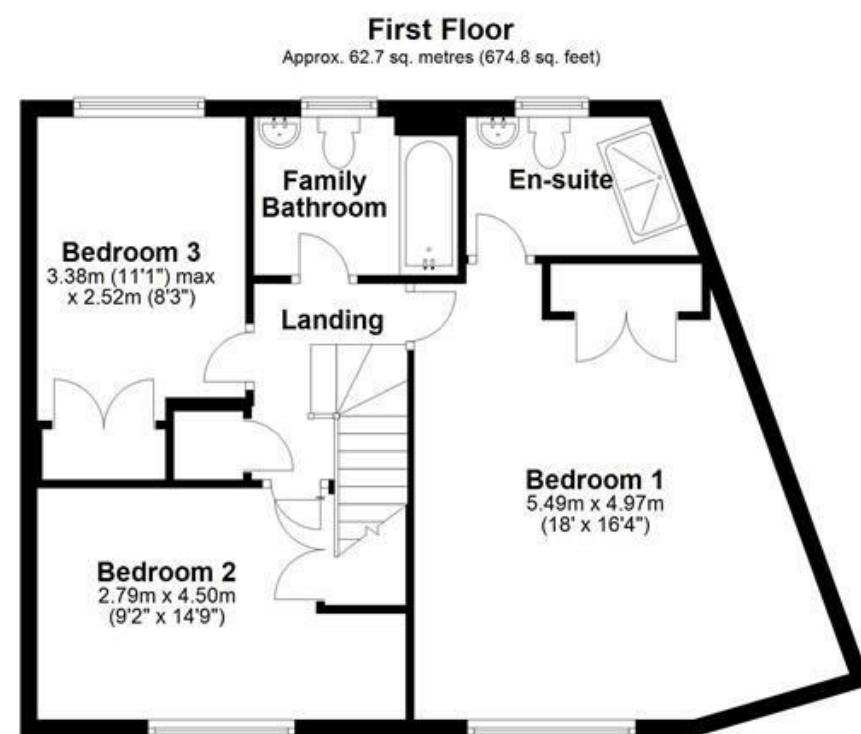
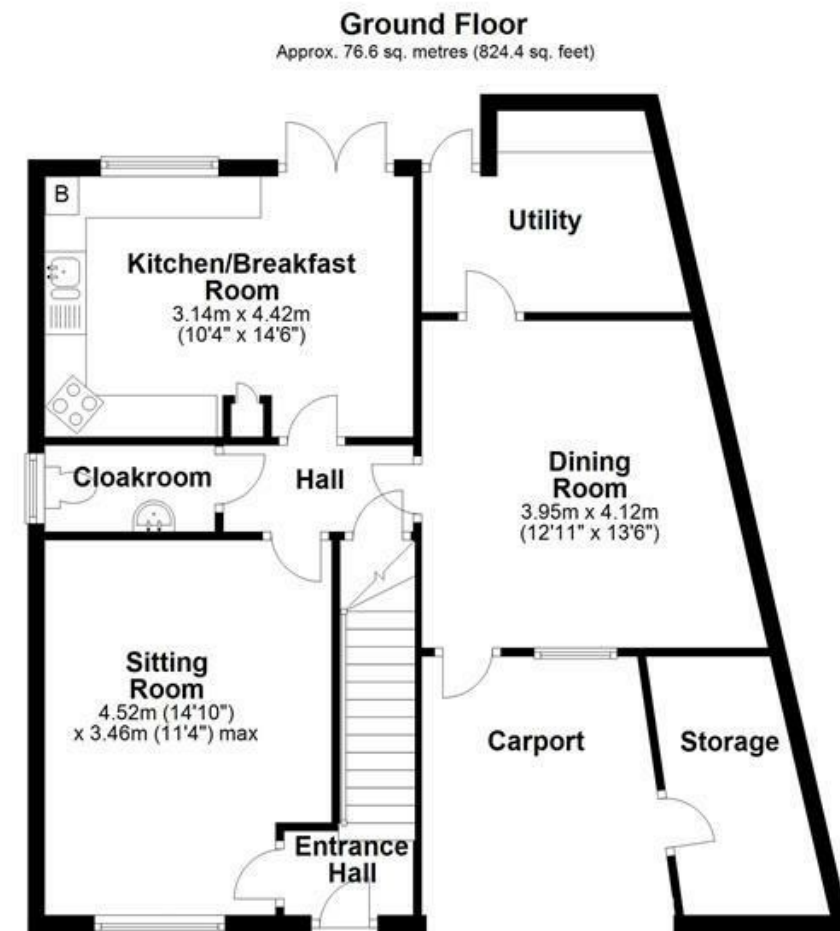




Total area: approx. 139.3 sq. metres (1499.1 sq. feet)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(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	



Field Close
Sturminster Newton

Offers In Excess Of
£295,000

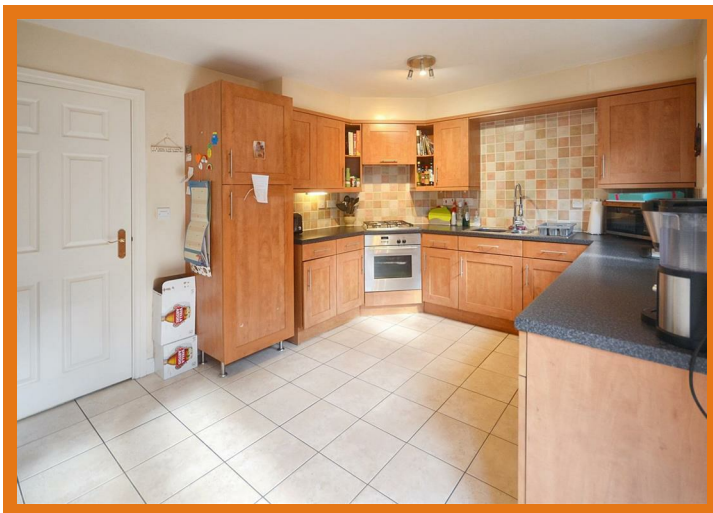
Situated on the edge of town within a well-regarded residential area, this well-presented three-bedroom end-of-terrace home offers spacious, light-filled accommodation arranged over two floors. Ideally suited to families, upsizers or buyers seeking generous living space with excellent storage, the property combines practicality with comfort in a convenient yet peaceful setting.

Decorated to a good standard throughout, the home provides a balanced layout including two reception rooms, a modern kitchen/breakfast room and the added benefit of a downstairs WC, a particularly useful feature for modern day living. Upstairs, three genuine double bedrooms each benefit from built-in wardrobes or storage space, while the main bedroom enjoys the advantage of an en-suite shower room.

Outside, the enclosed rear garden offers a good degree of privacy with lawn and patio areas ideal for relaxing or entertaining. A car port and large storage area further enhance the appeal, providing practical solutions for parking and everyday needs. Positioned within easy reach of Sturminster Newton's amenities, schools and countryside walks, this is a well-rounded home offering both space and convenience.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
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Accommodation

Inside

The property is entered via a welcoming entrance hall that provides access to the principal ground floor rooms, setting the tone for the well-balanced and thoughtfully arranged accommodation throughout. The sitting room is a well-proportioned and welcoming space, ideal for everyday relaxation. A separate dining room provides excellent flexibility for formal dining, entertaining or even use as a home office if required. The modern kitchen/breakfast room forms the heart of the home and is fitted with contemporary units offering ample storage. The floor is tiled for practicality, and built-in appliances include a fridge, electric oven and gas hob with extractor hood over. There is good worktop space and room for casual dining, making it a sociable and functional area. A useful downstairs WC is located off the hall.

Upstairs, the first floor offers three double bedrooms, all benefitting from built-in wardrobes or storage space. The main bedroom enjoys the added advantage of an en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a modern suite. The layout provides excellent balance and storage throughout.

Outside

To the rear, the garden is enclosed and offers a good level of privacy. It is laid mainly to lawn with a patio area providing space for outdoor seating and entertaining. The enclosed nature of the garden makes it ideal for children or pets. A car port provides covered parking, and there is also a large storage area - a valuable addition for bikes, tools or general household storage.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
uPVC Double Glazing

Gas Fired Central Heating
Mains Drainage
Freehold

Location and Directions

Sturminster Newton is a charming Dorset market town set beside the River Stour. The town offers a good range of independent shops, cafés, public houses and everyday amenities, along with schooling and healthcare facilities. Surrounded by beautiful countryside, the area is well known for its scenic walking routes, including riverside and railway walks, while still providing convenient road links to nearby towns such as Blandford, Sherborne and Gillingham.

Postcode - DT10 1QW

What3words -
///rehearsed.motored.royal

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.