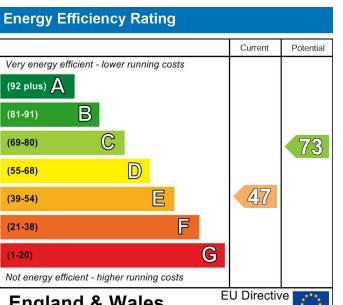




This drawing is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maputo Snappy 3D.

**1 Market House**  
**Market Place**  
**Sturminster Newton**  
**Dorset**  
**DT10 1AS**

**t. 01258 473030**  
**sales@mortonnew.co.uk**  
**www.mortonnew.co.uk**



## Bath Road Sturminster Newton

Guide Price  
£425,000

A fabulous opportunity to purchase a delightful semi-detached Edwardian house boasting a generous 1,752 sq ft of living space, perfect for a growing family. The property enjoys a prime location with wonderful river and countryside walks nearby and the town centre, which offers a selection of independent shops and chain stores, doctor and dentist surgeries and a variety of entertainment venues. Schooling for all ages is also within easy reach.

It has been a very much cherished and enjoyed family home to our seller for the last ten years. During this time it has been well cared for and retains character features of the era but allows scope to enhance to ones taste.

This lovely home has a wonderful ambience and must be viewed to truly appreciate what it has to offer. An early viewing is strongly recommended so as not miss out on the chance to be the next owner.



#### Inside

The property is approached through iron gates off of Bath Road. Up some steps there is a sizeable front garden with side access leading to the rear garden. The front door opens into a good sized welcoming entrance hall with stairs rising to the first floor and white panelled doors to the ground floor rooms. Kitchen/breakfast room- The kitchen has an outlook to the side and rear and is fitted with a range of units consisting of floor cupboards, separate drawer unit and eye level cupboards. There are a good amount of work surfaces with a tiled splash back and sink and drainer with a swan neck mixer tap. There is a built in double electric oven and induction hob with an extractor hood above plus space for washing machine, dishwasher and American style fridge/freezer. Gas central heating boiler. Currently used as additional seating and snug area, the kitchen has got space for a dining table. The kitchen opens to the conservatory which has double doors into the garden.

The conservatory leads into a generously sized lounge and has an

open fire. Opposite, the dining room benefits from plenty of natural light with a large window to the front. Open fire. Back into the hallway, there is a useful WC with loo and hand basin.

#### First Floor

Landing leading to two bedrooms and the family bathroom. Bedroom Two, to the left, double bedroom with large window overlooking the front. The family bathroom has double aspect windows, loo, hand basin and roll top bath. Exposed wooden flooring. Storage cupboard to the left. Bedroom One, double bedroom with window overlooking the rear garden, built in wardrobes and ensuite. Large ensuite with double walk in shower, loo, hand basin and freestanding roll top bath. Airing cupboard with shelving and housing the immersion tank. Window overlooking the side.

#### Second Floor

Stairs leading to two further double bedroom and study room. Bedroom Four, double bedroom with velux window and window overlooking the front. In the

hallway there is a further storage cupboard. Bedroom Three is again a double bedroom with velux window and window facing the side, storage cupboard. Both with views over the town. Finally, there is a study which has access to the loft.

#### Outside

##### Rear Garden

The rear garden has been landscaped for easy maintenance and has a paved patio and path. Lawn areas with planted borders edging. In addition, there is an outside tap and power plus three timber sheds with light and power, ideal for storage, a workshop or bike store. Raised fish pond.

#### Useful Information

Council Tax Band- E  
EPC- E  
Gas Central Heating (Boiler replaced October 2023.  
Mains Drainage

#### Directions

What3Words-  
///indicates.unwraps.bangle  
Postcode- DT10 1EA

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.