

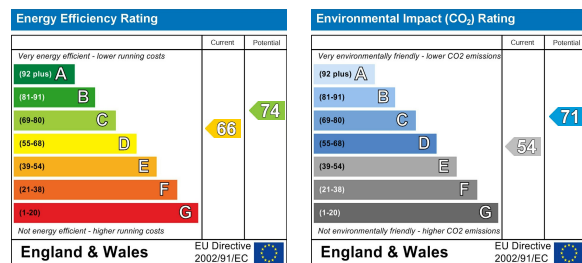
Floor Plan
Approx. 163.5 sq. metres (1759.4 sq. feet)



Total area: approx. 163.5 sq. metres (1759.4 sq. feet)

Unit 2 The Centre
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North Crescent Milborne Port

Asking Price
£405,000

A generously sized detached family bungalow situated in a quiet cul de sac on the fringe of the village and boasting some fabulous views over the adjacent countryside. The property lies within a short walk to the local Coop and primary school with the village centre a little further on where there is a post office, butchers, fish and chip shop, newsagent and chemist. The village also benefits from a doctor's surgery and church. The bungalow was built in the early 1970's and has benefited from an extension to the rear in about 2009 which has transformed the property into a very versatile home with plenty of space for an established or growing family and also has the potential to create an annexe for a dependent relative, if needed, by re-configuring some of the current rooms. The bungalow offers comfortable, well proportioned living and bedroom space which must be viewed to really appreciate the layout and size. The property also benefits from gas fired central heating via radiators and uPVC double glazing with most windows and doors having an attractive Georgian bar inlay. The sellers have now found their next home and are motivated to move. An early viewing is strongly recommended to avoid missing out on the opportunity to purchase this lovely spacious home.

In brief, the internal accommodation consists of useful porch, light and welcoming entrance hall with cloaks cupboard, sitting room with feature coal effect gas fire, versatile room which is currently used as the dining and day room, lovely conservatory taking in the views to the rear of the bungalow and a large kitchen/breakfast room with plenty of cupboards. In addition, there is the family bathroom and four double sized bedrooms, three with fitted wardrobes and the master with en-suite shower room. Outside there is a front garden which is laid to lawn, drive with parking for one car plus more parking to the side, good sized garage with light and power, workshop and utility area. To the back of the property there is a decent sized garden boasting lovely views and a private and sunny aspect.

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



ACCOMMODATION

Inside

Porch

uPVC part glazed front door with window to the side opens into a useful porch. Large window overlooking the front garden. Tongue and groove ceiling. Wall light. Wall shelves. Electric meter. Ceramic tile effect vinyl flooring. Pane glass door with full height matching windows to either side open into the:-

Entrance Hall

A good side light and inviting reception area. Smoke detector. Access to loft space with pull down ladder, light and part boarded. Coved. Uplighters. Central heating programmer and thermostat. Radiator. Power and telephone points. Double louvre doors to the cloaks cupboard fitted with hanging rail, shelf and housing the electrics and gas meter. Airing cupboard housing the hot water cylinder and fitted with light and slatted shelves. Further cupboard housing the gas fired central heating boiler fitted with light and shelf. Doors to the bathroom, bedroom four, inner hall and bedroom two. Pane glass doors to the kitchen and to the:-

Sitting Room

3.56m" x 6.20m" (11'8" x 20'4")
Bow window overlooking the front garden. Ceiling light. Coved. Radiator. Power points. Television connection. Feature fireplace with polished stone surround and hearth, coal effect gas fire. Pane glass door to the:-

Dining and Day Room

5.87m" x 3.05m (19'3" x 10')
A versatile room. Recessed ceiling lights. Two radiators. Power points. Wood effect laminate flooring. Opens to the kitchen/breakfast room and French doors with full height windows to either side opening into the:-

Conservatory

3.33m" x 3.43m" (10'11" x 11'3")
Of uPVC double glazed construction with full height windows to the rear and sides plus sliding doors to either side. Enjoying a lovely outlook over the rear garden and countryside beyond. Tile effect vinyl flooring.

Kitchen/Breakfast Room

5.82m" x 3.05m (19'1" x 10')
Window overlooking the rear garden and fields thereafter. Recessed ceiling lights. Plenty of power points. Fitted with a range of modern soft closing light wood grain effect kitchen units consisting of floor cupboards, some with pull out racks, two separate drawer units with cutlery and deep pan drawers, bottle racks and eye level cupboards and cabinets with counter lighting under. Good amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated dishwasher. The 'Rangemaster' is available by separate negotiation and consists of 6 burner gas hob with griddle plate, two electric ovens and grill plus a pan store. Fridge/freezer with tall storage cupboards to either side and overhead storage. Laminate flooring.

Inner Hall/Study Area

Ceiling and wall lights. Smoke detector. Fitted walls shelves and storage cupboards. Power points. Door to bedroom three and to the:-

Master Bedroom

3.86m" x 3.40m" (12'8" x 11'2")
Approximate measurements excludes the second wardrobe to the

back of the en-suite - Window enjoying views over the garden and fields. Ceiling light. Coved. Radiator. Old window recess. Power points. Fitted with a range of wardrobes with shelves and hanging rails, overhead storage cupboards and drawer units. Double louvre doors to the:-

En-Suite Shower Room

Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Tiled shower cubicle with electric shower. Pedestal wash hand basin. Low level WC. Tiled walls. Heated towel rail. Vinyl flooring.

Bedroom Two

4.22m" x 3.43m" (13'10" x 11'3")
Measurements plus door way. Window overlooking the frontage. Ceiling light. Coved. Radiator. Power points. Television connection. Fitted wardrobes with hanging rails, shelves and drawers plus overhead storage.

Bedroom Three

3.15m" x 4.39m" (10'4" x 14'5")
Window overlooking the front garden. Ceiling light. Radiator. Power points. Television connection.

Bedroom Four

2.82m" x 3.38m" (9'3" x 11'1")
Measurement plus door way. Window overlooking the rear garden and countryside. Ceiling light. Coved. Radiator. Power points. Television connection. Fitted with cupboards with shelves, drawers and overhead storage.

Family Bathroom

Two obscured glazed window with tiled sills to the rear elevation. Recessed ceiling lights. Tiled walls. Radiator. Modern suite consisting of pedestal wash hand basin with mirror over, low level WC and bath with mixer tap and wand style shower attachment. Storage box. Vinyl flooring.

Outside

Garage

5.44m" x 2.64m" (17'10" x 8'8")
Large than average single garage with up and over door, light and power. Door to the rear opening into the utility area (10'1" x 11'2") with space and plumbing for a washing machine. Window to the rear and door to the side.

Garden

The property is approached onto a tarmac drive leading to the garage with further gravelled parking to the side. The remainder of the frontage is laid to lawn with beds planted with a variety of shrubs and flowers. A timber gate between the property and garage opens to a coverage passage leading to the rear garden passing the utility room and workshop (13'6" x 7'6"). There is an elevated decked seating area taking in some fabulous views, whilst the rest of the rear garden is mostly laid to lawn and enclosed by mature hedgerow to the back. The garden boasts a private and sunny aspect.

Directions

From the Sturminster Newton

Leave via Bridge Street and over the bridge turn right. Follow directions for Stalbridge, then onto Henstridge. At the A30 crossroads in Henstridge turn left in the direction of Sherborne. On arriving in the village of Milborne Port take the second turning right into North Street just after before the Tippling Philosopher. Follow this road heading out of the village and turn right just after a bend into Henning Way, then left into North Crescent. The property will be ahead.

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.