



## Railway Drive, Sturminster Marshall, Wimborne, Dorset

**Guide price £495,000**

STURMINSTER MARSHALL, £495,000 Guide Price. Take a look at this four double bedroom detached home located on a sought after development in this small hamlet village. This home is being offered with "NO FORWARD CHAIN". It has two good sized reception rooms both accessed by glass panelled doors and with wood laminate flooring and patio doors leading to the rear garden. Down stairs cloakroom. There is a spacious kitchen breakfast room with appliances and breakfast bar and separate Utility Room. Upstairs off the landing are four good size double bedrooms. There are two modern bathrooms with one being en suite to the principle bedroom. Integral garage with internal door leading into the entrance hall. Block paved driveway parking for several cars and lawn area to the front. The rear garden has block paved patio area and a good size lawn area with side pathway leading to the front of the property through a wooden gate. This is a spacious family home and viewing is highly recommended.



# Thacker & Revitt

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## FRONT DOOR AND ENTRANCE HALL

15'2" x 6'7" (4.63 x 2.01)

Upvc double glazed front door with glass panels and locking handles. Side fixed upvc double glazed panels. White ceiling, emulsion painted walls and fitted carpet. Light switches. Doors to all ground floor rooms. Ceiling lighting. Radiator.

## RECEPTION ROOM (LOUNGE)

15'10" x 13'5" (4.83 x 4.11)

Panelled wooden door leading into this spacious reception room, which overlooks the rear garden. White ceiling, emulsion painted walls and fitted wood laminate flooring. Ceiling lighting. Light switch and plug sockets with TV socket. Two panelled Radiators. Upvc double glazed patio doors leading to the patio area and rear garden. Feature fireplace. Upvc double glazed window to side aspect.

## RECEPTION ROOM (DINING ROOM)

12'5" x 11'4" (3.80 x 3.46)

Wooden panelled door leading from the hall into this dining room with rear facing aspect. White ceiling, emulsion painted walls and fitted laminate flooring. Ceiling lighting. Radiator. Light switch and plug sockets. Upvc double glazed patio doors opening into the rear garden with side fixed panels.

## KITCHEN / BREAKFAST ROOM

12'5" x 12'0" (3.81 x 3.67)

Panelled wooden door leading into this spacious and modern fitted kitchen breakfast room. White ceiling, part emulsion painted walls and part tiled around worktops. A range of fitted wall, base and drawer units with fitted handles and laminate worktops. Stainless steel sink with mixer tap and drainer. Upvc double glazed window overlooking to the front aspect and upvc double glazed window to side aspect. There are some integrated appliances including stainless steel double oven, four ring hob and stainless steel extractor fan. Integrated fridge freezer. Space and plumbing for dishwasher. Ceramic tiled flooring. Ceiling recess lighting. Radiator. Lower height breakfast bar.

## UTILITY ROOM

8'11" x 5'5" (2.73 x 1.67)

Panelled wooden door leading into the utility room with white ceiling, part emulsion painted walls and tiled around worktops. Ceramic Tiled flooring. Ceiling lighting. Light switch and plug sockets. Space and plumbing for washing machine. A range of fitted wall and base units with laminate worktops, stainless steel sink with drainer and chrome effect tap. UPVC double glazed Back door with side window pane leading to side path to the front and rear of the property. Radiator.

## CLOAKROOM

5'6" x 3'4" (1.69 x 1.02)

Panelled wooden door leading into this cloakroom with white ceiling part emulsion painted and part tiled walls with fitted ceramic tiled flooring. Ceiling lighting. Radiator. Upvc double glazed window to front aspect. White wc. White sink with chrome effect fittings. Extractor fan.

## STAIRS AND LANDING

19'10" x 7'0" (6.06 x 2.14)

Leading from the entrance hall with stairs to first floor and galleried landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Built in cupboard with white panelled door to airing cupboard with shelves inside. Doors to all first floor rooms. Ceiling loft hatch.

## BEDROOM ONE (MAIN PRINCIPLE)

13'1" x 12'0" (4.00 x 3.67)

Wooden panelled door leading into the main principle double bedroom with front facing aspect. Ceiling lighting. Light switch and plug sockets. Radiator. Door leading into the en suite bathroom room. Upvc double glazed window overlooking front aspect.

## EN SUITE TO PRINCIPLE BEDROOM

9'4" x 5'10" (2.85 x 1.79)

Wooden panelled door leading into this modern style en suite bathroom. White ceiling, fully tiled walls and tiled flooring. White bath with side and back panels with chrome effect fittings. White wc with seat and lid and cistern flush. White sink with pedestal and chrome effect fittings. Wall mounted mirror. Light shaver socket wall mounted. Shower cubicle with glass opening door, white shower tray and tiled walls with wall mounted shower. Extractor fan. Upvc double glazed window to side aspect.



## BEDROOM TWO

13'2" x 12'4" (4.03 x 3.77)

Wooden panelled door leading into this double bedroom with rear facing aspect. Ceiling lighting. Radiator. Light switch and plug sockets. Upvc double glazed window overlooking the rear garden.

## BEDROOM THREE (REAR RIGHT HAND SIDE)

15'0" x 9'3" (4.58 x 2.82)

Panelled wooden door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Light switch and plug sockets. Upvc double glazed window with front facing aspect.

## BEDROOM FOUR

10'3" x 8'10" (3.13 x 2.71)

Wooden panelled door leading into the fourth bedroom with white ceiling and emulsion painted walls with fitted carpet. Light switch, plug sockets. Ceiling lighting. Upvc double glazed window overlooking the front aspect. Radiator.

## BATHROOM

8'9" x 7'9" (2.68 x 2.37)

Panelled wooden door leading into this modern family bathroom with white ceiling, part emulsion and part tiled walls with fitted flooring. Ceiling lighting. Radiator. Upvc double glazed window to side aspect. White suite consisting of built in shower cubicle with white tray, tiled walls and shower with glass double folding opening door. White bath with side and back panels and chrome effect fittings. White wc with seat and lid and cistern flush. White sink with pedestal and chrome effect fittings. Upvc double glazed window to side aspect. Extractor fan. Wall mounted mirror.

## FRONT GARDEN

The front garden is mainly laid to lawn with block paved driveway for several cars to park. Side path with wooden gate leading to the rear garden. Brick wall to the front with railings, side boundaries have fencing. Outside carriage light to the right of the front door.

## REAR GARDEN

42'3" x 36'8" (12.9 x 11.2)

The rear garden has block paved patio area running along the back of the property and pathway to the side. Mainly laid to lawn with fencing to the borders. Side pathway leading to side wooden gate leading to the front of the property. Wooden garden shed in one corner of the garden.

## GARAGE

There is a single garage being integral with light and power. White metal up and over garage door and internal door leading into the entrance hall.

## TENURE

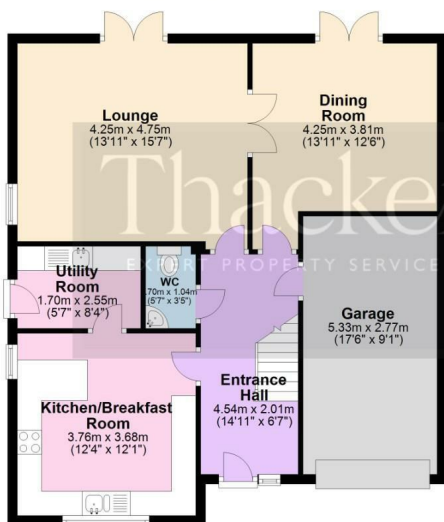
This property is "FREEHOLD"

The property is also being offered with "NO FORWARD CHAIN".



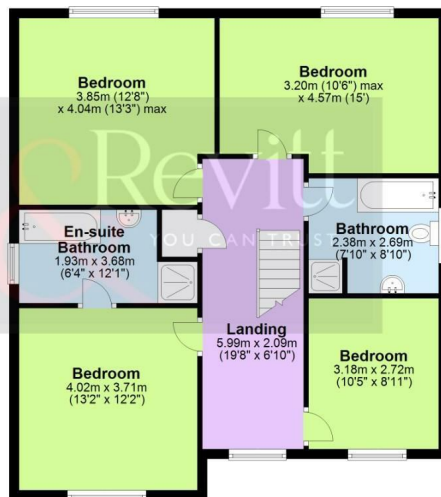
## Ground Floor

Approx. 80.1 sq. metres (862.2 sq. feet)

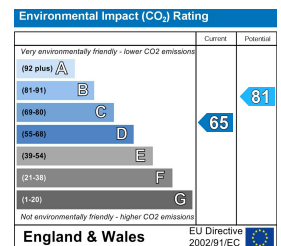
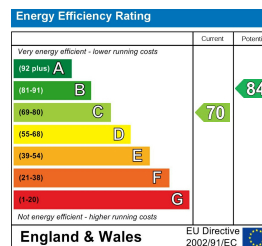


## First Floor

Approx. 81.6 sq. metres (878.6 sq. feet)



Total area: approx. 161.7 sq. metres (1740.8 sq. feet)



## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD