



Connells

The Nurseries Station Road
Stalbridge Sturminster Newton



Property Description

Stalbridge is a small town and civil parish in Dorset, England, situated in the Blackmore Vale area of North Dorset district, near the border with Somerset. The nearest towns are Sturminster Newton, 4 miles (6.4 km) south east, Sherborne, 6 miles (9.7 km) west, and Shaftesbury, 7 miles (11 km) north east. Stalbridge has its own independent supermarket, a primary school, dentist, optician and post office as well as many other services.

Entrance Hall

Timber door to the side, Velux skylight, coat cupboard and a radiator.

Cloakroom

6' 6" x 3' 5" (1.98m x 1.04m)

Double glazed window to the side, WC, wash hand basin with vanity unit and an extractor fan.

Lounge

19' max x 18' 4" (5.79m max x 5.59m)

Double glazed windows to the front and rear, double glazed french doors to the rear, television aerial socket, telephone point and three radiators.

Family Room

19' 1" max x 19' 1" (5.82m max x 5.82m)
Double glazed window to the side, double glazed french doors to the rear, stairs to the first floor, under stairs cupboard, television aerial socket, telephone point and three radiators.

Kitchen

12' 2" x 10' 11" (3.71m x 3.33m)

Double glazed window to the side, double glazed Velux window, open to the family room, fitted kitchen with wall and base units, work surfaces, integrated fridge/freezer, stainless steel sink and drainer, double oven, 5 ring gas hob and a cooker hood.

Utility Room

7' x 5' 5" (2.13m x 1.65m)

Door to the garage, work surfaces, wall and base units, stainless steel sink and drainer, plumbing for a washing machine and a radiator.

Landing

Double glazed window to the rear, radiator and access to the loft.

Bedroom One

17' 6" max x 12' 2" (5.33m max x 3.71m)
Double glazed window to the rear, Velux skylight, fitted wardrobes and drawers, telephone point, television aerial socket and two radiators.

Ensuite

6' 7" x 6' 6" (2.01m x 1.98m)
Velux skylight, shower cubicle, WC, wash hand basin with vanity unit, extractor fan, extractor fan and a heated towel rail.

Bedroom Two

11' 10" max x 10' 5" (3.61m max x 3.17m)
Double glazed window to the rear, television aerial socket and a radiator.

Bedroom Three

11' 3" x 8' 3" (3.43m x 2.51m)
Double glazed window to the front, fitted wardrobes, television aerial socket and a radiator.

Bedroom Four

11' 9" max x 8' 3" (3.58m max x 2.51m)
Double glazed window to the front, fitted wardrobes, drawers and work top, telephone point and a radiator.

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)
Double glazed window to the rear, bath with mixer taps and shower head, WC, wash hand basin with vanity unit, extractor fan and a heated towel rail.

Rear Garden

The rear garden is laid to ease of maintenance with flower bed border, timber shed, potting shed, paved seating area, access to the front via a side gate, raised beds, pond and an outside tap.

Parking

Parking for up to 5 cars.

Garage

18' x 17' 6" (5.49m x 5.33m)
Electric up and over door, door to the garden, electric meter and consumer unit and the gas central heating boiler.

Summer House / Hobby Room

12' 7" x 9' 7" (3.84m x 2.92m)
Double glazed windows, power and lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/SHR305913



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHR305913 - 0008