



**Connells**

Wilverley Bath Road  
Sturminster Newton



### Property Description

Situated in Sturminster Newton is this two bedroom detached bungalow with large driveway and garage to the front, two bedrooms, shower room and separate cloakroom. Outside there are gardens to the front and rear with views across the town and surrounding countryside.

#### Entrance Hall

UPVC double glazed door to the front, access to the loft, central heating thermostat and a telephone point.

#### Cloakroom

Double glazed window to the rear, WC and a radiator.

#### Lounge

12' 7" x 10' 11" ( 3.84m x 3.33m )

Double glazed window to the front, fireplace with electric free standing fire, television aerial socket and a radiator.

#### Kitchen

13' 2" x 10' 11" max ( 4.01m x 3.33m max )

Double glazed window to the front and side, kitchen with base units, sink and drainer, plumbing for a washing machine, space for a fridge/freezer, oven with gas hob, door to a small larder which houses the gas central heating boiler and door to a side porch.

#### Bedroom One

11' 3" max x 10' 11" ( 3.43m max x 3.33m )

Double glazed doors leading to the garden, built in cupboard and a radiator.

#### Bedroom Two

10' 11" x 10' ( 3.33m x 3.05m )

Double glazed window to the rear and a radiator.

### **Shower Room**

6' 11" x 5' 4" max ( 2.11m x 1.63m max )

Double glazed window to the rear, shower cubicle, WC, wash hand basin, airing cupboard and a radiator.

### **Parking**

Driveway parking for three cars and a further space in front of the garage.

### **Garage**

### **Front Garden**

Enclosed front garden by a fence with driveway to the front. Laid to lawn with shrubs and path to the front.

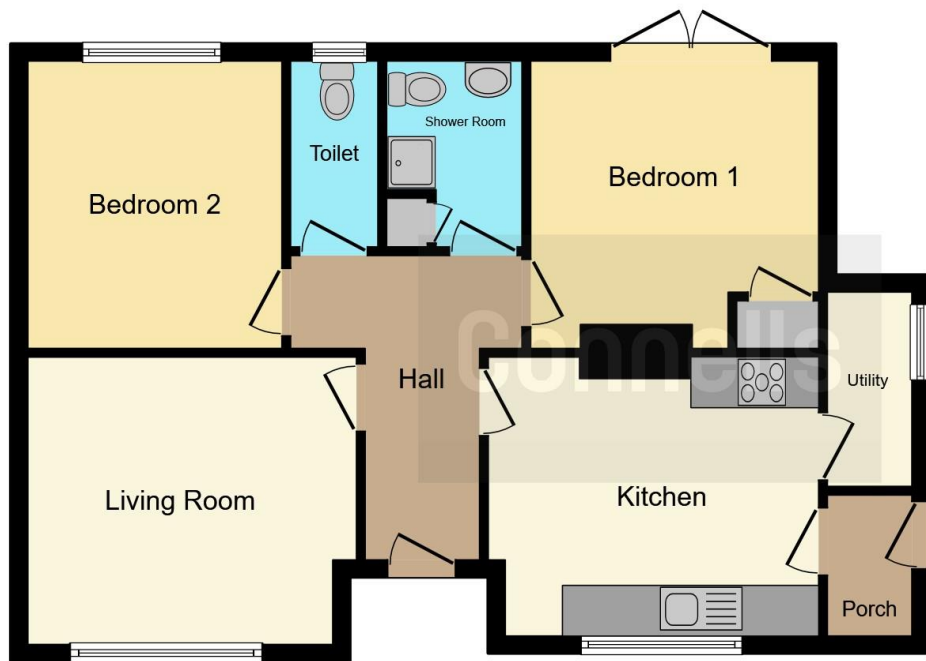
### **Rear Garden**

Patio area off the double doors with the remainder laid to lawn, access to the front on both sides, small ponds and expansive views over the town and surrounding countryside.

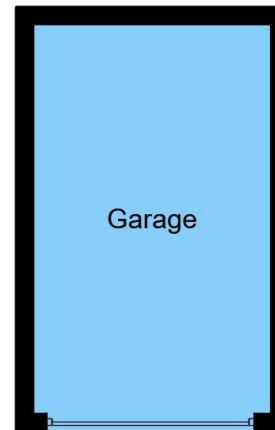
### **Agents Note**

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**Floor Plan**



**Garage**



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**EPC Rating: D**

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Tenure: Freehold



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