



Connells

Bakers Field
Stalbridge STURMINSTER NEWTON

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Stalbridge STURMINSTER NEWTON DT10 2FB

for sale
£770,000



Property Description

Substantial four bedroom family home with self-contained annexe. This generously proportioned four bedroom family home offers spacious and versatile living throughout. The heart of the home features a large kitchen/diner, perfect for family meals and entertaining complemented by a spacious lounge.

A standout feature of the property is the self contained annexe, ideal for multi generational living or guests. The annexe includes its own lounge, fitted kitchen, bedroom and bathroom.

To the rear an established garden provides a private and peaceful outdoor space while the gated brick-paved driveway to the front offers ample parking for multiple vehicles.

Modern comforts include underfloor heating throughout the main residence and eco-friendly solar panels benefitting from a feed in tariff providing energy efficiency and potential income.

Entrance Hall

Door to the side, tiled flooring, stairs to the first floor and a cupboard.

Cloakroom

Double glazed window to the rear, WC, wash hand basin and a cupboard housing the under floor heating manifold.

Lounge / Diner

20' 3" x 16' 8" (6.17m x 5.08m)

French doors to the rear, internal french doors to the hall, fire place and surround, telephone point and a television aerial socket.

Kitchen

20' 1" x 14' (6.12m x 4.27m)

Three double glazed windows to the front and two to the side, fitted kitchen with wall and base units, two bowl sink and drainer, 5 ring induction hob, cooker hood, integrated fridge/freezer, integrated under counter freezer and dishwasher, space for a tumble dryer, island and breakfast bar with a fitted oven, and a television aerial socket.

Dining Room/ Bedroom Three

13' 3" x 11' 8" (4.04m x 3.56m)

Previously used as a bedroom with double glazed windows to the front and side.

Downstairs Wetroom

7' 10" x 5' 8" (2.39m x 1.73m)

Wetroom with double glazed window to the side, WC, wash hand basin with vanity unit, extractor fan and heated towel rail.

Bedroom Four

8' x 7' 2" (2.44m x 2.18m)

Double glazed window to the rear and a telephone point.

Bedroom One

20' 10" x 10' 9" to wardrobe (6.35m x 3.28m to wardrobe)

Double glazed window to the side, double glazed french doors on the balcony and fitted wardrobes.

Balcony

17' 3" x 12' 1" (5.26m x 3.68m)

Doors to the storage area of the garage and power.

Ensuite

8' 9" x 8' 5" (2.67m x 2.57m)

Double glazed window to the rear, bath with mixer taps, separate shower cubicle, WC, his and hers wash hand basin with vanity unit, heated towel rail and an extractor fan

Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m)

Double glazed window to the rear, fitted wardrobe, television aerial socket and access to the loft which is boarded with lights and a ladder.

Ensuite

8' 4" x 6' 3" (2.54m x 1.91m)

Bath with a shower over, WC, wash hand basin, heated towel rail and a linen cupboard.

Parking

Gated brick paved driveway for 6/7 vehicles.

Rear Garden

To the rear there is a mature garden with a raised paved seating area, a brick paved seating area with the remainder laid to lawn with flower beds, access to both sides, outside tap and a summer house.

Summer House

8' 7" x 8' 4" (2.62m x 2.54m)

Lights, power and an electric heater.

Annexe

Lounge

16' 8" x 15' 11" (5.08m x 4.85m)

Double glazed window to the rear, Bifold doors to the side and internal french doors to the kitchen.

Kitchen

17' 1" max x 8' 3" (5.21m max x 2.51m)

Two double glazed windows to the rear, wall and base units, space for a slimline dishwasher, space for a fridge/freezer, stainless steel sink and drainer, plumbing for a washing machine, electric cooker point and an extractor fan.

Bedroom

17' x 15' 11" max (5.18m x 4.85m max)

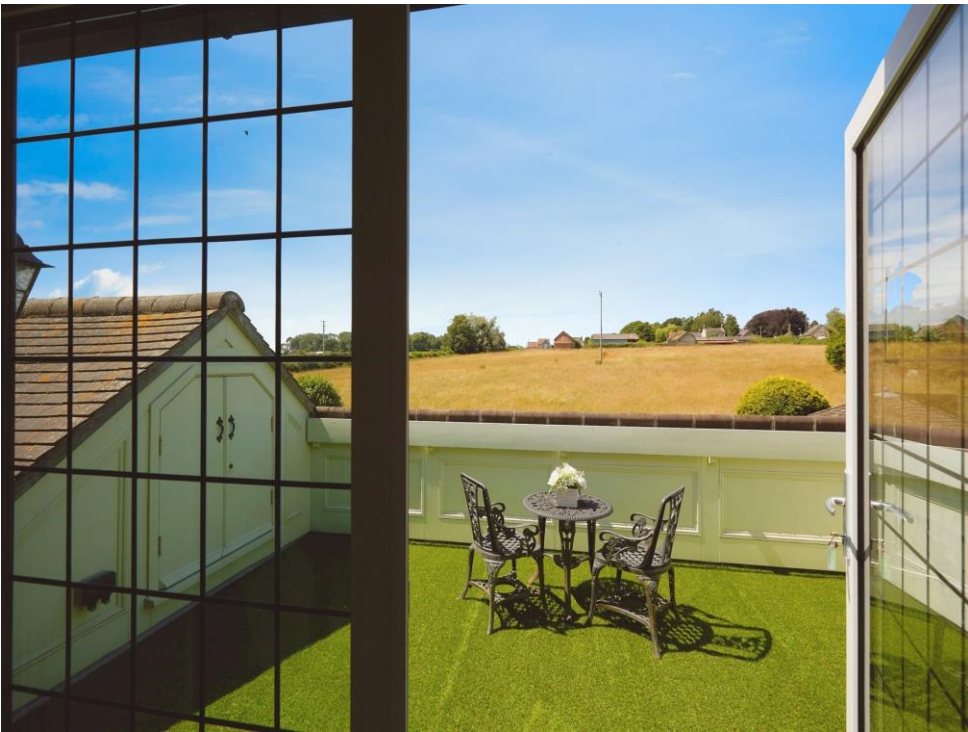
Double glazed window to the rear.

Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

Double glazed window to the rear, bath with shower attachment, WC, wash hand basin with vanity unit, extractor fan and an electric heater.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

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