



Connells

Ham Meadow
Marnhull Sturminster Newton



Property Description

Connells are pleased to offer to the market this detached three-bedroom house, situated in a highly sought-after area in Marnhull. Set on a generous plot with countryside views to the rear, the property offers a spacious living space on the ground floor with three good sized bedrooms upstairs. Outside there is driveway parking leading to the garage with the rest of the front laid to lawn with mature flower beds. To the rear there is a well established garden which wraps around to the side.

Entrance Porch

Door to the side.

Entrance Hall

Door to the front, two double glazed windows to the front, under stairs cupboard and a radiator.

Cloakroom

Double glazed window to the side, WC, wash hand basin and a radiator.

Lounge

20' 8" max x 18' 9" max (6.30m max x 5.71m max)

Double glazed windows to the front and rear, patio doors leading to the garden, fireplace and two radiators.

Conservatory

19' 11" x 8' 1" (6.07m x 2.46m)

Timber frame conservatory with patio doors to the garden, radiator and lights.

Kitchen

12' x 8' 11" (3.66m x 2.72m)

Double glazed window to the rear and door to the side, fitted kitchen with wall and base units, space for a cooker and gas hob, stainless steel sink and drainer, plumbing for a washing machine and dishwasher and a built in fridge/freezer.

Landing

Double glazed window to the front, radiator on the stairs, airing cupboard and access to the loft.

Bedroom One

18' 8" x 12' 2" (5.69m x 3.71m)

Double aspect with double glazed windows to the front and rear, fitted wardrobe and two radiators.

Bedroom Two

13' 6" x 8' 8" (4.11m x 2.64m)

Double glazed window to the rear and a radiator.

Bedroom Three

9' 7" x 7' 9" (2.92m x 2.36m)

Double glazed window to the front, fitted wardrobe and a radiator.

Bathroom

Double glazed window to the rear, bath with an electric shower, WC, wash hand basin with vanity unit and a radiator.

Front Garden

The front of the property is laid to lawn, with mature flower beds and driveway to the side.

Parking

Driveway parking leading to the garage.

Garage

18' 4" x 9' 5" (5.59m x 2.87m)

Garage with single glazed window to the rear and a door to the side.

Rear Garden

Patio seating area off the conservatory leading to the lawn with mature shrub and flower beds with countryside views to the rear, further lawn to the side of the property, gate to the side, small shed, green house and two outside taps









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: D

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Tenure: Freehold



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