



**Connells**

Selwood Close  
Sturminster Newton



# Selwood Close Sturminster Newton DT10 1PE

for sale  
**£400,000**



Connells are delighted to present this 4 bedroom detached property to the market. Located in the sought - after location of Sturminster Newton, this property offers more than enough space to purchase a large family home with the added benefits of 2 reception rooms and an integral single garage. The rear garden has been redesigned to offer gated driveway parking, and is also made up of mature shrub areas, fruit trees, and gorgeous rural views. The property itself has 4 double bedrooms and the master offers an en suite shower room. The loft space is perfect for a conversion or storage.

This is certainly not a property to be missed so, **CALL CONNELLS TODAY AND BOOK YOUR VIEWING!**

## Entrance Hall

The entrance hall has a thermostat, smoke alarm, radiator, and understairs storage.

## Cloakroom

The cloakroom has a double glazed, frosted window to the front of the property as well as a WC, hand wash basin with a base unit, and a radiator.

## Lounge

12' x 15' 7" ( 3.66m x 4.75m )

The lounge has three double glazed windows to the front of the property. It has a TV point, telephone point, broadband point, 2 radiators and a gas fireplace with a brick built mantelpiece.

## Dining Room

9' 4" x 11' 5" ( 2.84m x 3.48m )

The dining room has double glazed French doors to the rear garden. It has a ceiling fan, radiator and a hatch to the kitchen.

## Kitchen

8' 8" max x 15' 8" max ( 2.64m max x 4.78m max )

The kitchen has three double glazed windows to the rear of the property. It has both wall and base units, an integrated electric hob and two integrated electric ovens, a 1 bowl sink and drainer, a breakfast bar, 1 radiator, the boiler, as well as a hatch to the dining room and space for a washing machine.

## Utility Room

8' 1" x 6' 3" ( 2.46m x 1.91m )

The utility room has a double glazed window to the rear of the property and a door to the rear garden. It has both wall and based units, a radiator, 1 bowl sink and drainer, an integral door to the single garage, a smoke alarm and space for white goods.

## **First Floor**

### **Landing**

The landing has a smoke alarm, radiator and a loft hatch.

### **Bedroom 1**

11' 4" max x 12' max ( 3.45m max x 3.66m max )

Bedroom 1 has three windows to the front of the property. It has a radiator, ceiling fan, TV point, telephone point, integrated storage and an integrated double wardrobe.

### **En Suite**

The en suite has a double glazed frosted window to the side of the property. It has a shower cubicle, WC, hand wash basin with a base cabinet, an extractor fan and a heated towel rail.

### **Bedroom 2**

11' 4" max x 9' 3" max ( 3.45m max x 2.82m max )

Bedroom 2 has three double glazed windows to the rear of the property. It has a ceiling fan, an integrated double wardrobe and a radiator.

### **Bedroom 3**

11' 7" max x 8' 8" max ( 3.53m max x 2.64m max )

Bedroom 3 has three double glazed windows to the rear of the property. It has a ceiling fan, TV point, radiator and an integrated double wardrobe.

### **Bedroom 4**

20' 3" max x 8' 1" max ( 6.17m max x 2.46m max )

Bedroom 4 has two double glazed windows to the front of the property and a velux window. It has a telephone point and a radiator.

### **Bathroom**

The bathroom has two double glazed, frosted windows to the front of the property. It has a bath with an overhead shower, WC, hand wash basin, an airing cupboard, radiator and an extractor fan.

## **Outside**

### **Front Garden**

The front garden has a lawn area with shrubs, an external light, and a driveway for multiple cars.

### **Rear Garden**

The rear garden is patio to lawn with shrub, fence and hedge borders. It has an external light, external tap, two sheds and a greenhouse with heating, a raised flower bed, mature shrub areas, an apple, pear and plum tree, side access to the front of the property as well as double gates to a driveway for 1 car.















To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
GILLINGHAM SP8 4QT

**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GIL306213](https://connells.co.uk/Property/GIL306213)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GIL306213 - 0002