



CHAFFERS
ESTATE AGENTS



46 Badgers Way
, Sturminster Newton, DT10 1EP

A generously proportioned and immaculately presented three bedroom detached home situated on a corner plot with front and rear gardens, driveway and garage. An ideal family home viewing is essential.

£325,000 Freehold

Council Tax Band: C

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, Sturminster Newton, DT10 1EP



DESCRIPTION

The property is entered via the hallway with stairs leading to the first floor. From here you have access to the ground floor accommodation. The lounge is the first principal room from the hallway and offers light and spacious accommodation with front aspect window overlooking the front garden and feature fireplace. Leading into the kitchen/dining room the kitchen has been fully furnished with wall and base units, built in dishwasher, double oven, electric hob, sink and space for all of the usual appliances. There is also a door to the rear garden, a useful under stairs cupboard and open plan access into the dining/garden room. The dining/garden room offers a skylight and one very large side aspect window allowing for plenty of natural light that beams through with patio doors leading out to the rear garden.

On the first floor, this wonderful home consists of three bedrooms and a good size family bathroom. Bedroom one offers very generous accommodation with a front aspect window and a very useful full length wardrobe. Bedroom two is

also a generous size and offers a rear aspect window also with built in wardrobes. Bedroom three has a front aspect window and is a single sized bedroom. The bathroom consists of an obscured glazed rear aspect window, low level WC, hand wash basin and a large walk in shower. The fully enclosed walled rear garden is a wonderful space that is laid mostly to lawn with surrounding flowerbeds, a patio space and an outside tap. The garage has an up-and-over door, electricity and lighting, and houses the boiler. There is also space and plumbing for a washing machine and dryer. To the front there is a driveway and front garden which is mainly laid to lawn with some small shrubs.

SITUATION

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary

School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: TBC

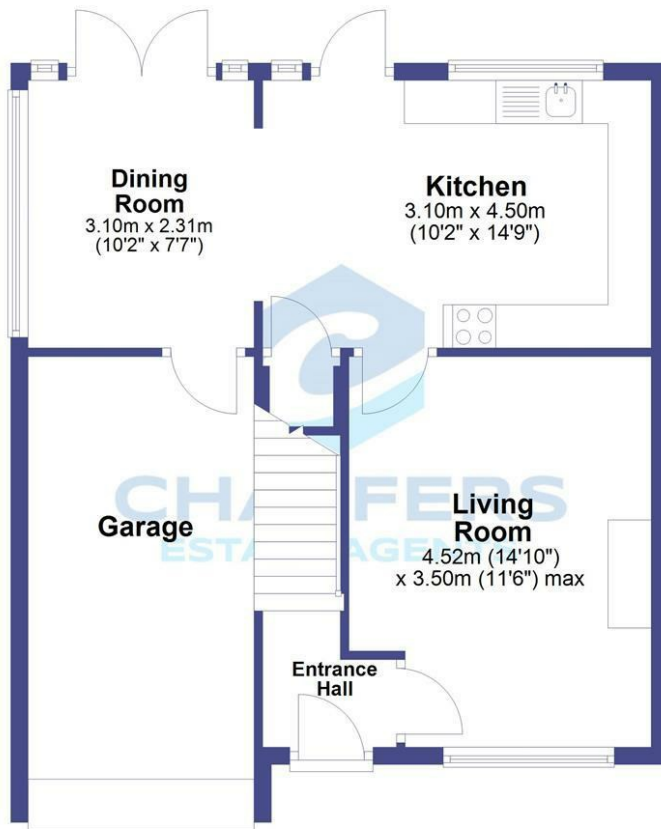


Directions

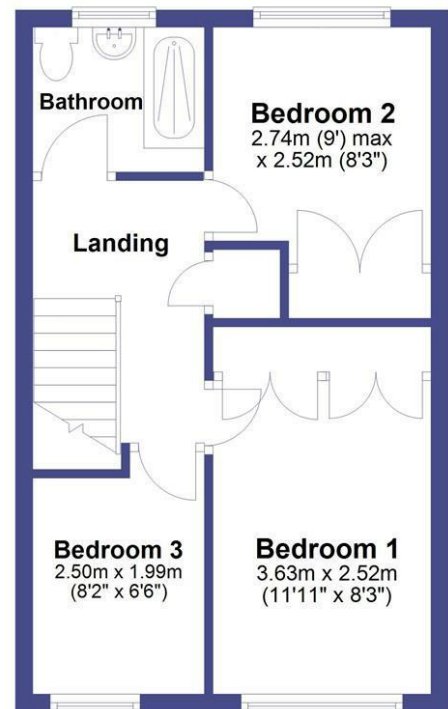


Floor Plan

Ground Floor



First Floor



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	