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ESTATE AGENTS



10 Duncliffe Close

Stalbridge, Sturminster Newton, DT10 2NX

A superb garden lies in the rear of this small town gem. A roomy cul-de-sac home, located in a popular residential area of the small town of Stalbridge. This home offers ample parking, garage and room for a family to grow into, with a generous rear garden to compliment! Ideally suiting those looking for a bit more space in a family home.

£300,000 Freehold

Council Tax Band: C

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- Generous Garden
- Cul-de-Sac location
- Garage and parking
- Great first home
- No Chain
- Room to improve
- Walking distance of Town
- Large Sitting Room

Don't miss the chance to acquire this spacious family residence boasting generously sized bedrooms, ample parking with GARAGE, and the added convenience of no onward chain. Situated in a sought-after residential cul-de-sac, it's conveniently located within walking distance to the town center and a highly regarded primary school. Internally, this home offers the perfect canvas from which to customize your own living space.

Nestled in Stalbridge, one of Dorset's quaintest towns, this property offers easy access to essential amenities, including an acclaimed supermarket, a traditional butcher shop, a post office, a dentist, and a community library. Additionally, there's a cozy pub nearby, catering to various needs.

Complimenting this home is a beautiful rear garden with ample patio for seating taking full advantage of its westerly aspect, affording the would-be owners of this wonderful home, the luxury of evening alfresco dining, a brilliant spot for 'sun downer' barbeques.

Whether you're a first-time buyer, a young family seeking your inaugural home, or any other type of buyer, this residence ticks all the boxes. Don't delay; schedule a viewing today to seize this fantastic opportunity before it's gone.

Situation

Stalbridge is a sought-after small country town in the heart of the lovely Blackmore Vale and provides excellent amenities including a supermarket and a variety of other shops, dentist surgery, primary school, churches, inns, library, garages, and daily bus services. Main line station at Templecombe 3 miles (Waterloo/Exeter), Sturminster Newton 6 miles, Sherborne 7, Shaftesbury, and Yeovil 12 miles . Stalbridge has an excellent supermarket, post office, butchers, chemist, dentist, optician, beauty salon, library and flower and gift shop. Also, a fish and chip, Indian and Chinese take away. There are plenty of clubs to join, and a reasonably good bus service to Sturminster Newton, Sherborne and Yeovil.



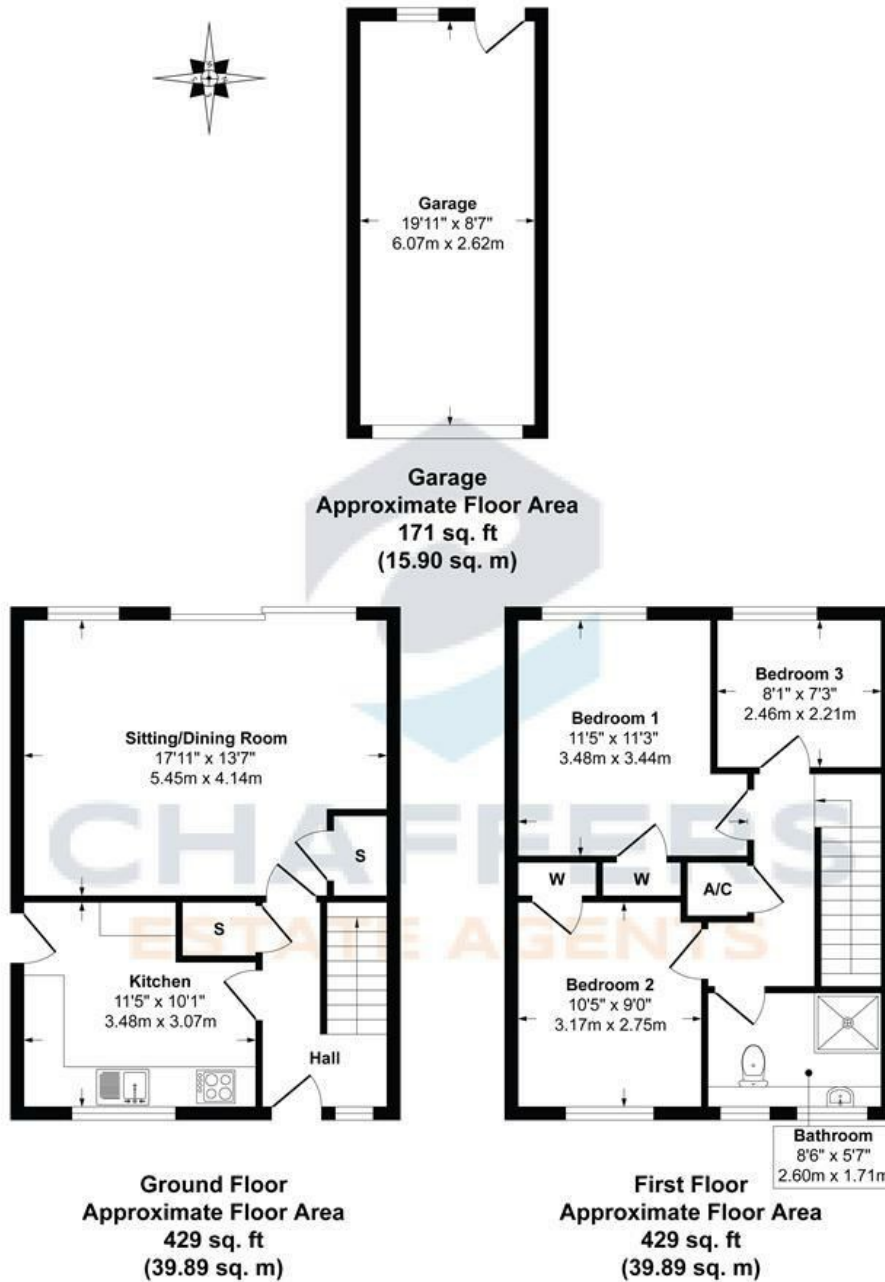
Directions

10, Duncliffe Close Stalbridge, Sturminster Newton, DT10 2NX. The property is located at the end of the cul-de-sac on the left hand side, a board is outside.



Floor Plan

Duncliffe Close, Stalbridge, Dorset, DT10



Approximate Gross Internal Floor Area 1,029 sq. ft / 95.68 sq. m

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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		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	