



**CHAFFERS**  
ESTATE AGENTS



## 43 Elm Close

, Sturminster Newton, DT10 1JG

This charming bungalow, located a short distance from town offers the perfect opportunity for improvement. Down a Cul-De-Sac with garage and driveway parking and offering both conservatory and fully enclosed rear garden.

**£300,000 Freehold**

Council Tax Band: D

# 43 Elm Close

, Sturminster Newton, DT10 1JG



- Potential to improve
- Central Location
- Easterly Garden
- Cul-De-Sac
- No Forward Chain
- Driveway and Garage
- Conservatory

## Description

Presenting an enticing opportunity without the complication of a forward chain, this charming three-bedroom detached bungalow is nestled at the tranquil end of a sought-after cul-de-sac. Upon entry, a welcoming hallway unveils three inviting bedrooms.

At the heart of the home lies a spacious sitting/dining room adorned with sliding doors that seamlessly extend the living space into the conservatory which overlooks the rear garden. Adjacent, the well-appointed kitchen awaits, featuring a suite of fitted wall and base units, complete with a fitted electric oven, gas hob, sink with drainer, and convenient provisions for a fridge and washing machine.

For added convenience, a modern shower room awaits with a corner shower cubicle, low-level WC, and hand wash basin.

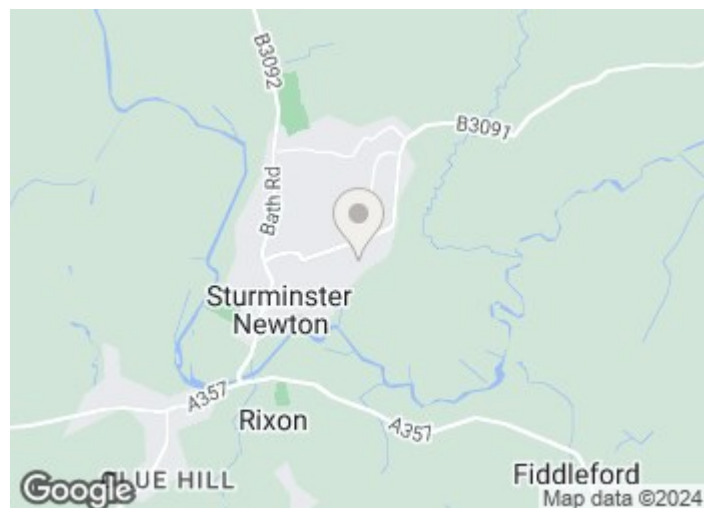
Outside, the property offers curb appeal with a low-maintenance front garden, and a driveway leading to a single garage. The rear garden provides a canvas for avid gardeners to put down some roots, predominantly laid to lawn with a quaint patio area perfect for al fresco dining and picturesque hedge offering privacy.

## 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 on the River Stour. Blandford 9 miles, Sherborne 12 miles, Yeovil 17 miles, Dorchester 20 miles, 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.

## Disclaimer

Under section 21 of the estate agency act, we are required to disclose that this property is being sold for a client whom is close connection of Chaffer Estate Agents.



## Directions

43, Elm Close Sturminster Newton, DT10 1JG

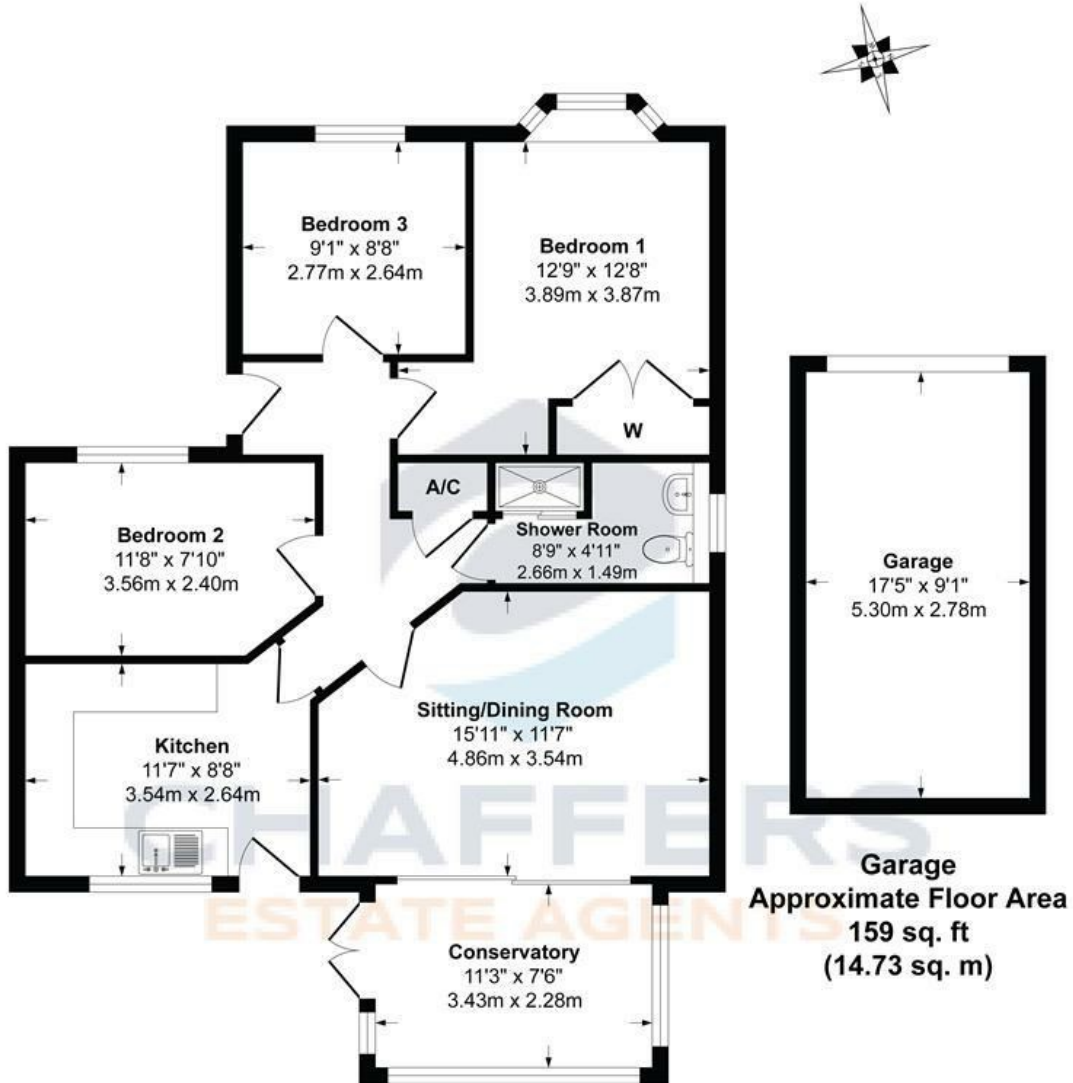






# Floor Plan

Elm Close Sturminster Newton, Dorset, DT10



**Floor Plan**  
**Approximate Floor Area**  
**813 sq. ft**  
**(75.55 sq. m)**

**Garage**  
**Approximate Floor Area**  
**159 sq. ft**  
**(14.73 sq. m)**

**Approximate Gross Internal Floor Area 972 sq. ft / 90.28 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	