



CHAFFERS
ESTATE AGENTS



1 Alder Road

, Sturminster Newton, DT10 1AB

The Property is a spacious semi-detached chalet style property situated on the outskirts of the town. The property has upvc double glazed windows, gas central heating, ample parking, a garage and a large garden shed. The accommodation comprises: hallway, conservatory, lounge/dining room, kitchen, bathroom and two double bedrooms.

Asking Price £270,000 Freehold

Council Tax Band: B

1 Alder Road

, Sturminster Newton, DT10 1AB



- Quiet Residential Road
- Large Well Kept Gardens
- Short Walk Into Town
- Generous Proportions
- Garage & Off Road Parking

The Area

STURMINSTER NEWTON is an Old Market Town with many period buildings, and is the most centrally sited of North Dorset's five principle towns, sitting halfway between Blandford Forum and Sherborne in a 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 a multi purpose building offering a community/arts centre and there is 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 8 miles and the A303 approx.15 miles.

Ground Floor

The Entrance Hall has an under stairs cupboard with stairs leading up to the first floor. There is a Lounge/Dining Room with multi fuel fire, 2 Radiators and two windows to the front. The Kitchen has a range of shaker style units, comprising floor cupboards, wall cupboards and drawers, stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine, fitted four ring gas hob with electric oven under and a built in airing cupboard housing a hot water tank. further there is a Bathroom with a corner shower, a pedestal wash hand basin and low level wc. Tiled walls. There is also a small conservatory that acts as an entrance porch, with doors to the driveway and the rear garden.

First Floor

The Landing has loft access and doors to both bedrooms. Bedroom One has a radiator, a built in cupboard and fitted bedroom furniture and there is a further double bedroom.

Outside

To the front of the property there is a driveway approached through double wooden gates, providing parking for a number of vehicles and terminating at the detached garage which has an up and over door, power and light. To the rear is a generous garden which is mostly lawn with a variety of flowers and shrubs.



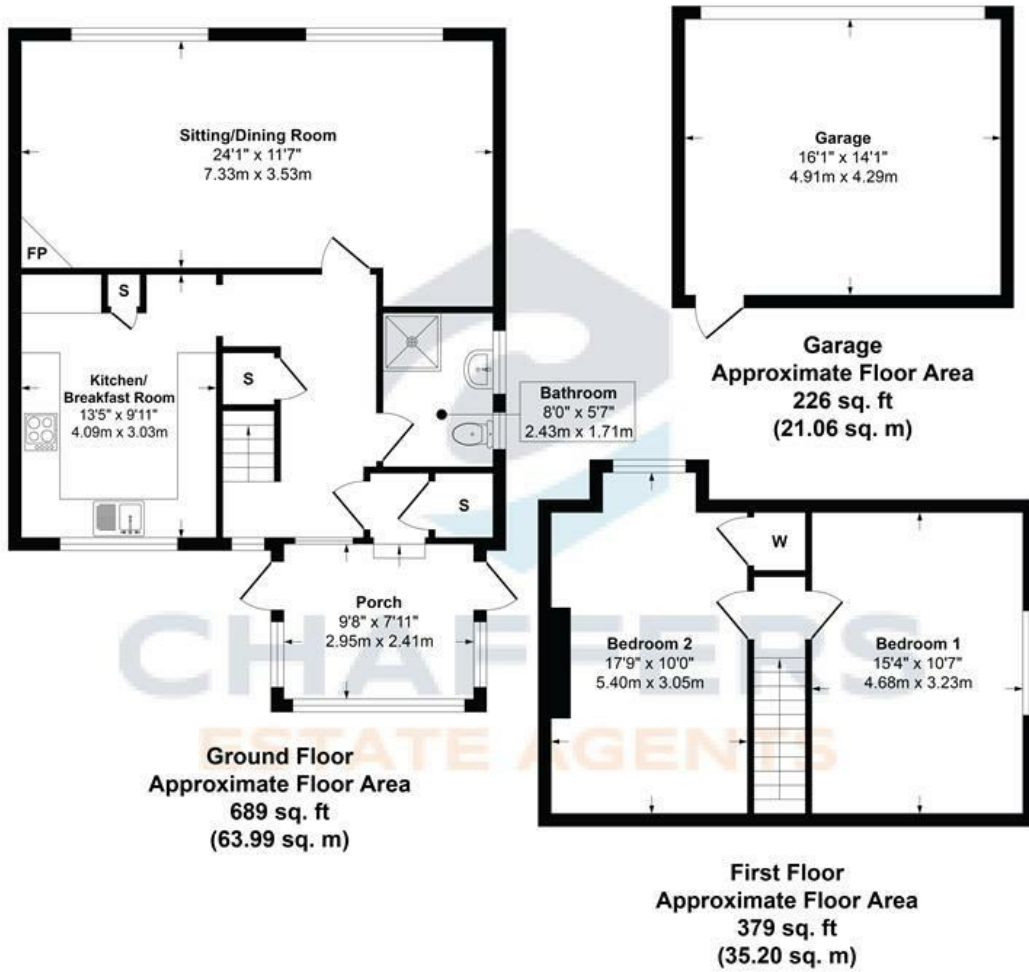
Directions

What3Words: ///firework.rocket.umbrella
Postal Address: 1, Alder Road Sturminster Newton, Dorset, DT10 1AB



Floor Plan

Alder Road, Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 1,294 sq. ft / 120.25 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) 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	

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