



4 NEWTON GATE

STURMINSTER NEWTON, DT10 2EU

£485,000
FREEHOLD

Set on the outskirts of the Town, this roomy home featuring an abundance of internal accommodation is offered in a remarkable condition. This home is ideally positioned for a stroll through the countryside and riverside walks as well as the town centre and all facilities. With the feel of a gated community, this home features ample parking in the resident's courtyard and a garage. An exceedingly private rear garden which takes full benefit from this home being in the corner of the development.



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- Parking and Garage
- Two Reception Rooms
- Nearby walking routes
- Enclosed & Private rear garden
- Over 1900 SqFt
- Engineered wooden flooring
- Excellent energy efficiency
- Wood Burning Stove
- Integral appliances



Internal Accommodation:

Ground Floor:

Lounge area:

Upon entering, a vaulted ceiling combined with tasteful decoration presents a grand entrance in which to greet visitors. This multifunctional area has been used as a lounge but it offers a fantastic area in which to great guests. Recessed spot lights coupled with Italian 'Raindrop' hanging lights with engineered wooden flooring. Stairs rising to the first floor with small storage cupboard under.

Sitting/Dining Room:

This dual aspect sitting room takes full advantage of a garden view with French doors leading onto a raised veranda. The focal point centers around a polished stone fireplace with wood burning stove and the same flooring from the lounge carrying throughout this welcoming room.

Kitchen/Breakfast Room:

Another dual aspect room with garage access, featuring high gloss kitchen units with under counter lighting paired with a quartz worktop to compliment all culinary endeavors. Integral appliances include: washing machine, dishwasher, water softener, under counter fridge, dual fuel range style cooker(gas and electric) with five burner hob & hotplate and extractor hood.

The ground floor also offers a cloakroom with WC, washing up basin and window.

First Floor:

Landing:

An impressive banister blending oak and glass leading to the galleried landing overlooking the lounge area. This area has thoughtfully been fitted out with storage to maximise the utility of an underutilized area.

Master Bedroom:

A symmetrical room with two dormer windows with slatted shutters overlooking the courtyard. A walk-in wardrobe to the envy of many with ample shelving and hanging space. With another door to a recently fitted ensuite shower room with all the necessities.

Bedrooms two and three occupy a pleasant position on the westerly side of the house with pleasant views of the garden. Bedroom four has been used as an office with a fitted work station and hard flooring. Both the workstation and flooring as easily changed should the new occupier prefer another double bedroom.

Family Bathroom:

An unoffensive white suite with vanity washing basin, low level WC and bath with shower over. A useful shelve on the far wall also features a large mirror to keep the area light and bright.

Outside

There are two – three parking spaces in front of the house and garage. The garage has an up and over door, access through to the kitchen and rear garden, water tap, power, useful wall shelves and houses the gas combi boiler and electrical consumer unit.

Rear Garden:

Steps descend from the garage to a private, block-paved seating area featuring a timber cabin, greenhouse, shed with log store, and raised vegetable beds. The space includes outdoor power points. The main garden, located to the side, is lawned with deep, tree- and shrub-lined flower beds. Steps lead up to a raised veranda with an awning, French Doors to the Sitting/Dining Room, overlooking the sunny, fully enclosed garden.

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ADDITIONAL INFORMATION

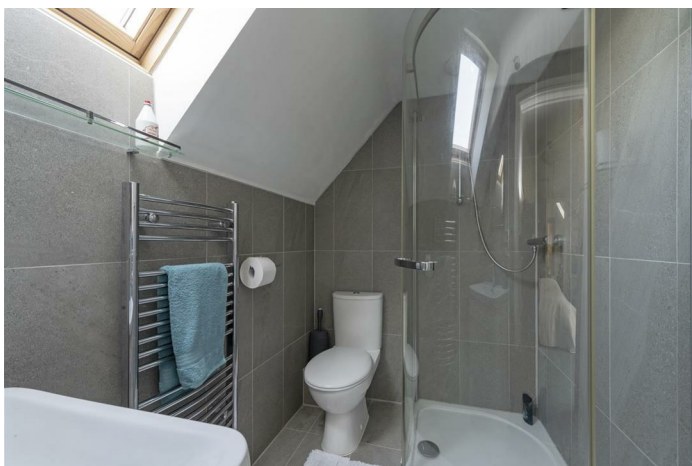
Local Authority – Dorset

Council Tax – Band E

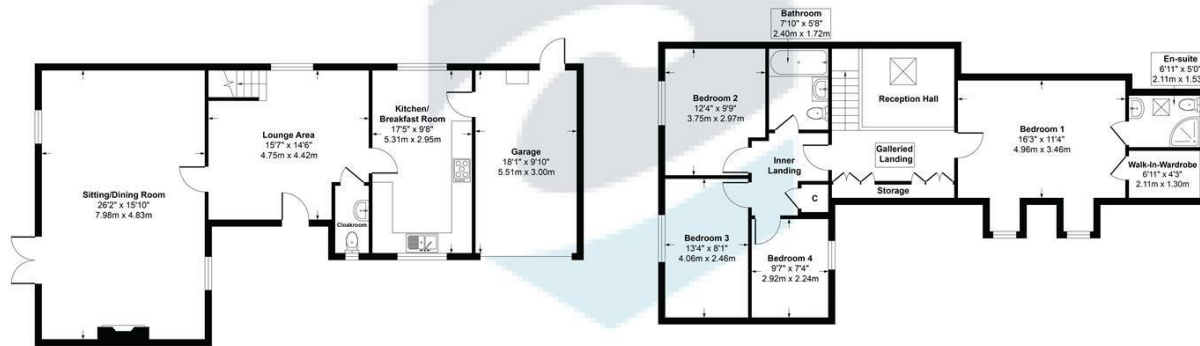
Viewings – By Appointment Only

Floor Area – 1913.00 sq ft

Tenure – Freehold



Newton Gate, Sturminster Newton, Dorset, DT10



Ground Floor
 Approximate Floor Area
 1,003 sq. ft
 (93.20 sq. m)

First Floor
 Approximate Floor Area
 910 sq. ft
 (84.50 sq. m)



Approximate Gross Internal Floor Area 1,913 sq. ft / 177.70 sq. m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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