



23 THOMAS HARDY CLOSE

STURMINSTER NEWTON, DT10 1PG

£325,000
FREEHOLD

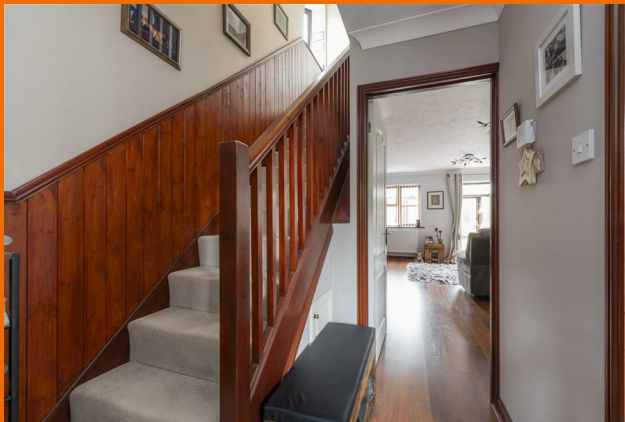
Located on a quiet residential cul-de-sac which is only a short walk, (approx 10 mins), to the town centre, this three bedroom detached house would make a wonderful home. Sturminster Newton is North Dorset's most centrally located market town, here you will find both primary and secondary education, Doctors and Dental practices and an excellent range of independent and chain, eateries, cafes, shops and public houses, many housed in interesting old buildings. Or take a walk across the River Stour using the 16th century five arch stone bridge to visit one of Britain's oldest working water mills, where you can sit and enjoy tea and cakes, or purchase some freshly ground flour. For arts and entertainment there is 'The Exchange', which hosts a wide variety of live shows and exhibitions, the property also has excellent access to many country and riverside walks.



CHAFFERS
ESTATE AGENTS

23 THOMAS HARDY CLOSE

- Ideal Family Home • Close to Schools • Walking Distance to Town Centre • Garage & Off Road Parking • Enclosed Rear Garden • Covered Garden Seating Area • Fully Fitted Kitchen • Spacious Lounge Diner



This super, Detached House has been a much loved family home and is conveniently located for both schools and the town centre amenities. The present owners have enjoyed raising their children on this popular residential street and say "We will miss living here."

DESCRIPTION

A great three bedroom detached family home, in a fantastic spot on a popular development, the property is a short walk to the local schools and has excellent access to the nearby Trailway which has a direct walking route to the town centre.

The house is entered via a covered front porch, which opens into the main entrance hall, where there is a ground floor cloakroom with low level WC and a wash hand basin with vanity unit. The kitchen is fully fitted with wall and base units, a one and half bowl sink, oven with hob and space for a fridge/freezer. There is a large lounge/dining room with space for a dining table and chairs, and leads through into the conservatory. Upstairs are three good sized bedrooms and a shower room with a large shower cubicle, low level WC and vanity unit hand wash basin. The rear garden is secure and completely enclosed, with gated access to the front and has a patio area, a small lawn and steps up to a second area with an artificial grass lawn and a further covered seating area.

LOCATION

The property is approximately a 10-15 minutes walk from the centre of Sturminster Newton, an interesting Old Market Town, which is the most centrally sited of North Dorset's five principle 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, Eateries and Pubs, both independent and chain, many occupying interesting buildings. The town has both Primary and a Secondary Schools, a Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. Live music and theatre as well as a variety of exhibitions and activity groups are available at 'The Exchange,' an award winning, multi-purpose, community/arts centre. Coarse fishing is available on the River Stour and there are many more field sports available in the surrounding area. There are also many walks in the surrounding area including the Dorset Trailway and the Stour Valley Way, and for those who enjoy water sports the world renowned Jurassic Coast is 45-60 minutes away by car. Nearby Towns, include, 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: North Dorset District Council - Tel:
01258 454111

Council Tax Band: D

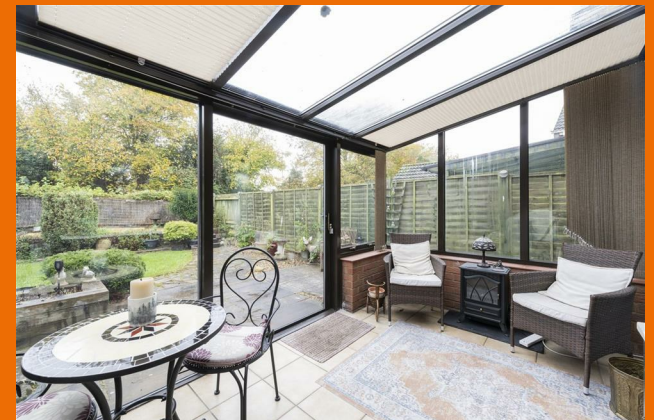
Caution: NB All services and fittings mentioned in
these particulars have NOT been tested and hence
we cannot confirm that they are in working order.

Agent's Notes: Fitted carpets as seen are included in
the sale.

Energy Performance Certificate:

Rated: C ~ View at www.chaffersestateagents.co.uk

23 THOMAS HARDY CLOSE





23 THOMAS HARDY CLOSE

ADDITIONAL INFORMATION

Local Authority –

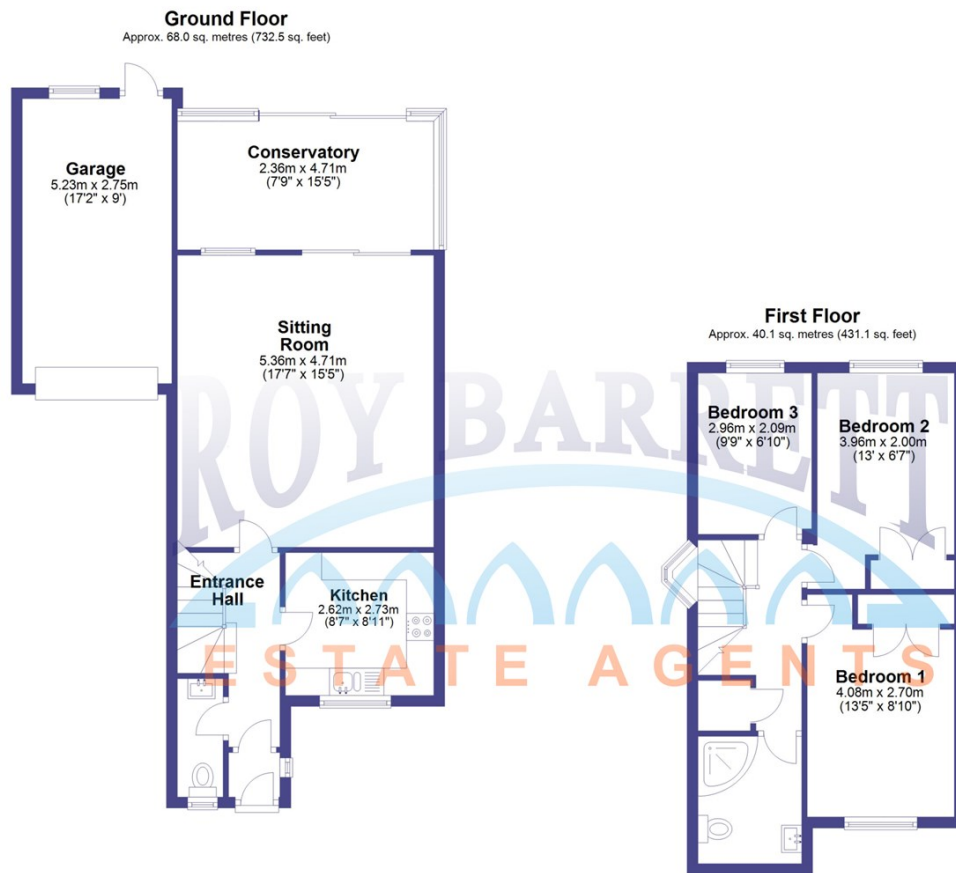
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





Total area: approx. 108.1 sq. metres (1163.6 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersestateagents.co.uk
www.chaffersestateagents.co.uk

