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ESTATE AGENTS



Deutzia White Lane Close , Sturminster Newton, DT10 1EJ

Set within walking distance of amenities with Garage & Driveway for several vehicles, offering the perfect canvas for setting up your perfect home with three spacious reception rooms and two double bedrooms; this property offers flexibility and scope to push out STPP.

Guide Price £425,000 Freehold

Council Tax Band: E

Deutzia White Lane Close

, Sturminster Newton, DT10 1EJ



- Extended Bungalow
- Utility Room
- Corner Plot
- Garage & Driveway
- Scope for Improvement
- Walking Distance of Town
- Conservatory
- Cloakroom

Description

Welcome to this extended double bedroomed bungalow nestled on a spacious corner plot, awaiting your personal touch to bring it into the modern era. Situated in a desirable position away from the main road whilst being a short level walk of amenities, this property offers endless potential for those with a vision for transformation.

As you approach, you'll be greeted by a driveway in front of the garage. The garage houses the gas central heating boiler for the property and offers an internal door to the utility room.

Stepping inside, you'll find a hallway with access to the bedrooms, bathroom and sitting room with ample storage which isn't found in modern homes. The layout includes two well-proportioned bedrooms, offering comfortable accommodation for individuals. With some modernization, these spaces can be transformed into beautiful bedrooms in which to unwind.

The kitchen, although in need of updating, presents a fantastic foundation on which to set up your ideal culinary station for creative dishes and exotic deserts. With an open plan layout to the dining area, we feel that this will form the heart of the home with many years spent in both. From the dining area, we have access to the conservatory which has an easterly aspect and great view of the garden. The kitchen has access to the utility room and cloakroom with through access to the garage.

Outside, the expansive corner plot offers endless possibilities for outdoor living and landscaping enthusiasts. To the left of the driveway, coming to the corner of the cul-de-sac a well-established apple tree centrally positioned in a well-kept lawn with short hedge boarder. The rear offers a private lawn for seating with flower boarders and gate allowing for a convenient 'shortcut' towards the town. Whether you envision a lush garden oasis, a vibrant outdoor entertaining area, or a tranquil retreat, this blank canvas eagerly awaits your imagination.

Location:

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 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 is 8 miles, and the A303 approximately 15 miles.



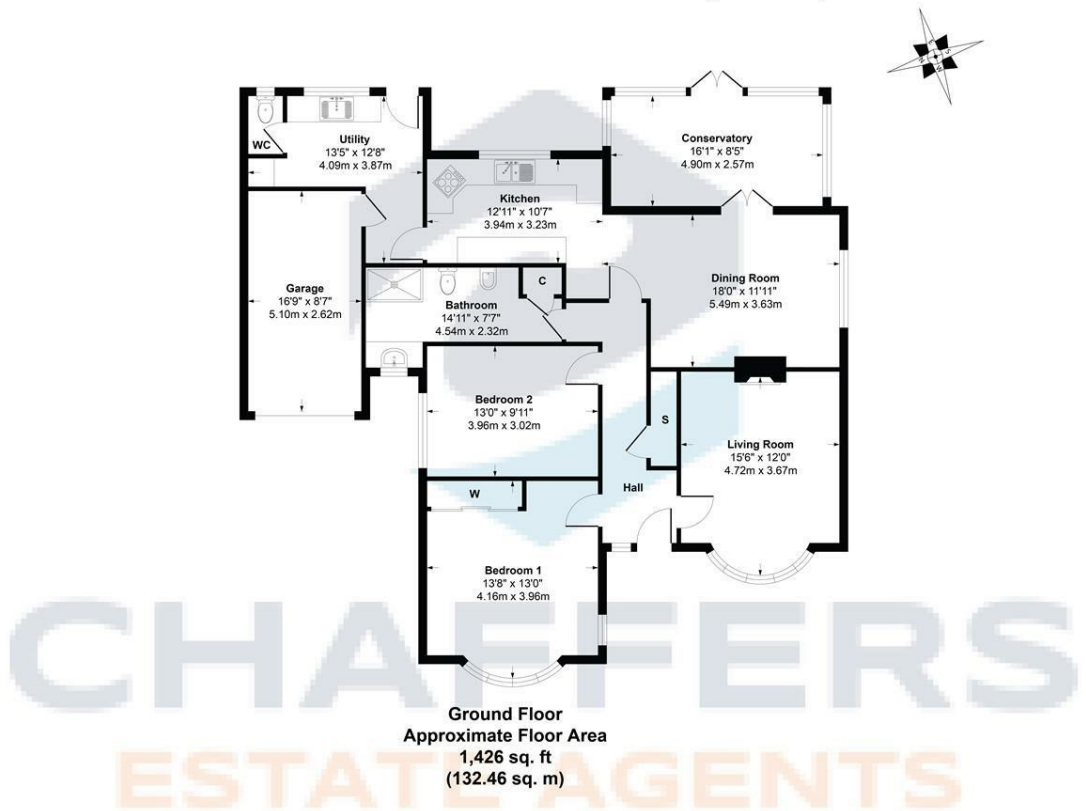
Directions

Postal Address: Deutzia, White Lane Close
Sturminster Newton, DT10 1EJ
What3Words:
///limiting.modern.flippers



Floor Plan

White Lane Close Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 1,426 sq. ft / 132.46 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 firms 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		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	