

92 FIELD CLOSE

STURMINSTER NEWTON, DT10 1QW

£260,000
FREEHOLD

A pretty End of Terrace Cottage Style Three Bedroom home situated on a quiet Cul-de-Sac in a popular residential area within walking distance of the town centre and both Primary & Secondary Schools. The property benefits from having Garage parking and an Enclosed and private rear garden. The House would suit both first time buyers and a young growing family.



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ESTATE AGENTS

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Accommodation

The house is entered via a glass panelled door, with a tiled Canopy Porch, which leads into a small entrance hall with stairs leading up to the first floor and a door into the lounge. Natural light for the lounge is supplied by the double glazed window to the front of the property, there is storage provided by a generous under stairs cupboard. From the lounge a door leads to the kitchen/breakfast room where there are a range of wall and base units and a work top housing a 1 1/2 bowl sink and drainer, a 4 ring gas hob with extractor over and an electric oven below, there is space & plumbing for a washing machine and a double glazed window overlooking the rear garden. A further door leads to the rear entrance hall with access to the downstairs W/C and the rear garden.

On the first floor there are two double bedrooms, one with an en-suite shower room and built in wardrobe and a further single bedroom also with built in storage. here you will also find the family bathroom with a panelled bath, a pedestal wash hand basin and a low level W/C, there are also both a shaving and light point and an extractor fan. On the landing area there is an airing cupboard and access to the loft space.

Garden

The rear garden is private and fully enclosed with gated access, it is mostly covered with lawn and there is a small patio area and a variety of shrubs,

trees and flowers. the garden has the added benefit of having an outside tap and power point.

Garage

the Single Garage has an up & over door, Power & Light and the added benefit of having storage space in the eaves.

The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale in an elevated position by the River Stour. There are many fascinating properties from a wide variety of periods and this is certainly apparent on this popular Street. The town is surrounded by beautiful Dorset countryside and there is excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. A short walk from the front door and you can cross the Stour on an historic five arch bridge visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes,



(approx 27miles), away and here you can find a wide variety of water sports and coastal walks.

Additional Information

SERVICES: All mains services connected

Council Authority: Dorset. Council Tax Band: D

CAUTION: All services and fittings mentioned in these particulars have not been tested and we cannot confirm that they are in working order.

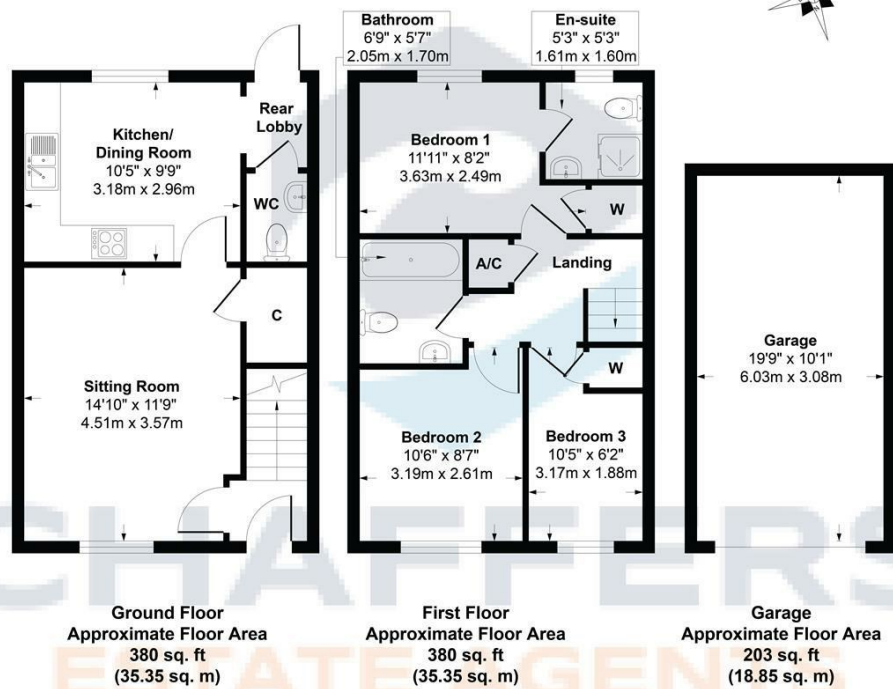
Directions

from our office turn left on Market Place and continue onto Bath Road, on reaching Sturminster Newton High School turn right onto Honeymead Lane, follow the road all the way to the bottom and the road bends hard to the left, continue and then turn right into Field Close.

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Field Close, Sturminster Newton, Dorset, DT10



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (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

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