



33 BADGERS WAY

STURMINSTER NEWTON, DT10 1DA

£330,000
FREEHOLD

A VERY DECEPTIVELY SPACIOUS FAMILY HOME is located in this sought after area of the town, the property has been updated and improved to a high standard and offers spacious and comfortable accommodation, an integral garage, driveway parking and enclosed and private rear garden.



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Accommodation

This superb detached family home is in this sought after area of the town and has an area of front garden and a pathway and driveway lead down the property which accesses the integral garage and also the Entrance Hall with a staircase that leads to the first floor landing and doors lead to the Cloakroom and integral garage.

The Sitting Room is a lovely cosy room and has a large double glazed window to the front aspect and a recess that houses the log burner with a slate tiled hearth.

There is a fabulous modern Kitchen/Dining Room which has an abundance of fitted wall and floor mounted cupboards and drawer units, there is a one and a half bowl stainless steel sink and drainer unit with a mixer tap, integrated oven and work surfaces incorporate the five ring induction hob which has a modern brushed steel extractor hood above. There is an integrated dishwasher, fridge and freezer and attractive porcelain tiling the splash back areas, a double glazed window overlooks the garden and there is space for a dining table and chairs and a wood effect tile style flooring and sliding patio doors provide access into the Conservatory which has a tiled floor, wall heater and double opening French doors give access to the gardens. Upstairs the first floor landing is accessed via the hallway and there is a double glazed window to the side access, radiator, loft access and an airing

cupboard houses the hot water cylinder and shelving, doors lead to all further rooms.

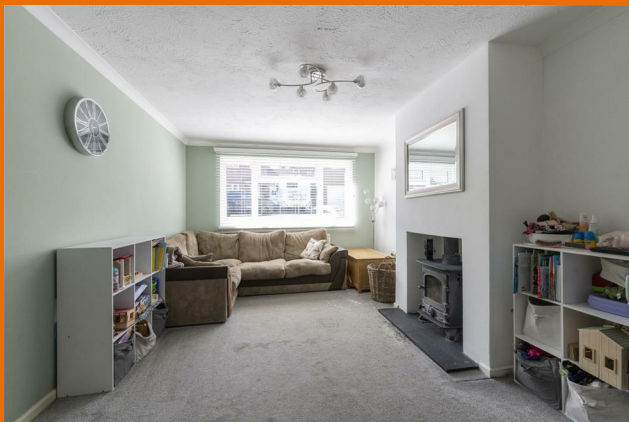
The Master Bedroom is a spacious double room and has a double glazed window to the front aspect and there is a fully tiled shower cubicle. There are three further generous sized bedrooms and a modern family bathroom which is fitted with a modern white suite including a panelled bath with a mixer tap, pedestal wash hand basin, low level w.c, chrome heated towel rail, laminate wood effect flooring and attractive pebble effect tiling to the walls

Outside

There are pedestrian access gates to both sides of the property and the rear garden has a paved patio/sun terrace which then leads down to the lawn with a range of flower beds, borders, shrubs and trees, there is a timber shed, a fishpond, outside light and the whole area is fenced and bound.

Sturminster Newton

Sturminster Newton is an interesting Old Market Town and 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, 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 8 miles and the A303 approx.15 miles.

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.

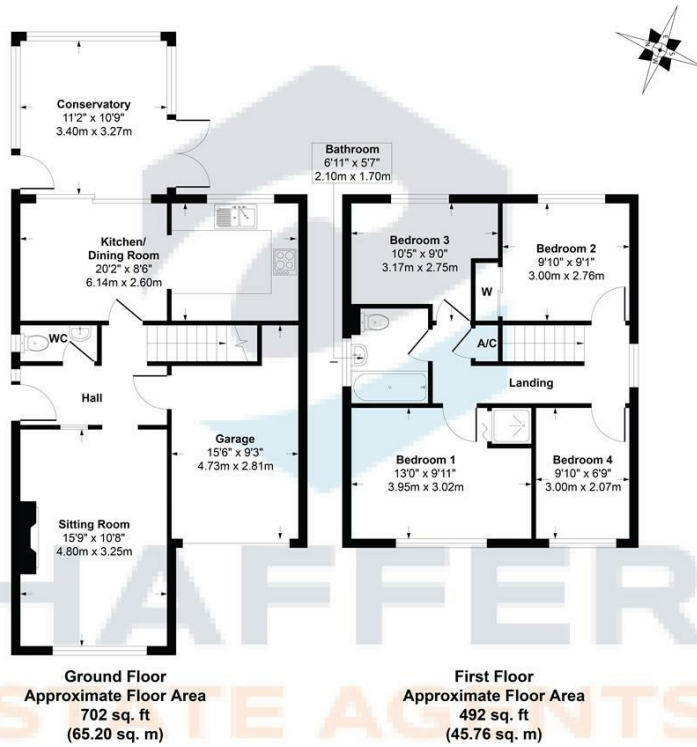
Directions

Leaving our office on Market Place, turn left and continue onto Bath Road, continue along Bath Road then turn right onto Rabin Hill, follow the road to the bottom then turn left onto Badgers Way, the property will then be found on your right.

33 BADGERS WAY



Badgers Way, Sturminster Newton, Dorset, DT10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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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