



CHAFFERS
ESTATE AGENTS



Clover House Friars Moor , Sturminster Newton, DT10 1BH

With a newly fitted Kitchen and a ready to move-into condition, this generously sized FOUR bedroom detached family home is perfect for those looking for a bit more room. It offers driveway parking and garage. Set in a sought after residential location within walking distance of the town.

Guide Price £395,000 Freehold

Council Tax Band: D

Clover House Friars Moor

, Sturminster Newton, DT10 1BH



- NEW KITCHEN
- Large Rear Garden
- Integral Garage
- Immaculately Presented
- Ideal Walkable Location
- Four Bedroom Family Home
- Ensuite to Master

DESCRIPTION

A well proportioned FOUR bedroom family home, with a newly fitted Kitchen, good sized rear garden, driveway and garage. Set in a sought after residential location, within walkable distance to the town centre.

The accommodation briefly comprises of a downstairs WC, a living room with feature wood burner, and a large kitchen. Upstairs has four generously sized bedrooms with the master benefiting from an en-suite and walk in wardrobe. The upstairs also benefits from a large family bathroom with shower and separate bath.

Outside has a large rear, wrap around garden. Driveway, and integral garage. The property is located a stones throw from the renowned 'Trailway' which offers great walks, and a lovely stroll into town.

SITUATION

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.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band:

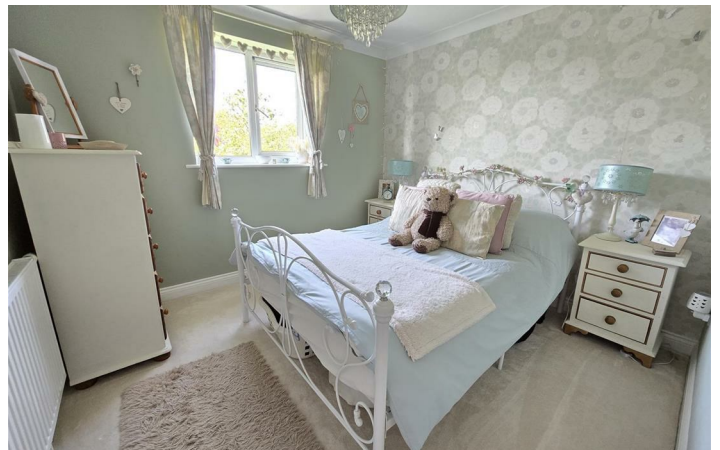
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated:

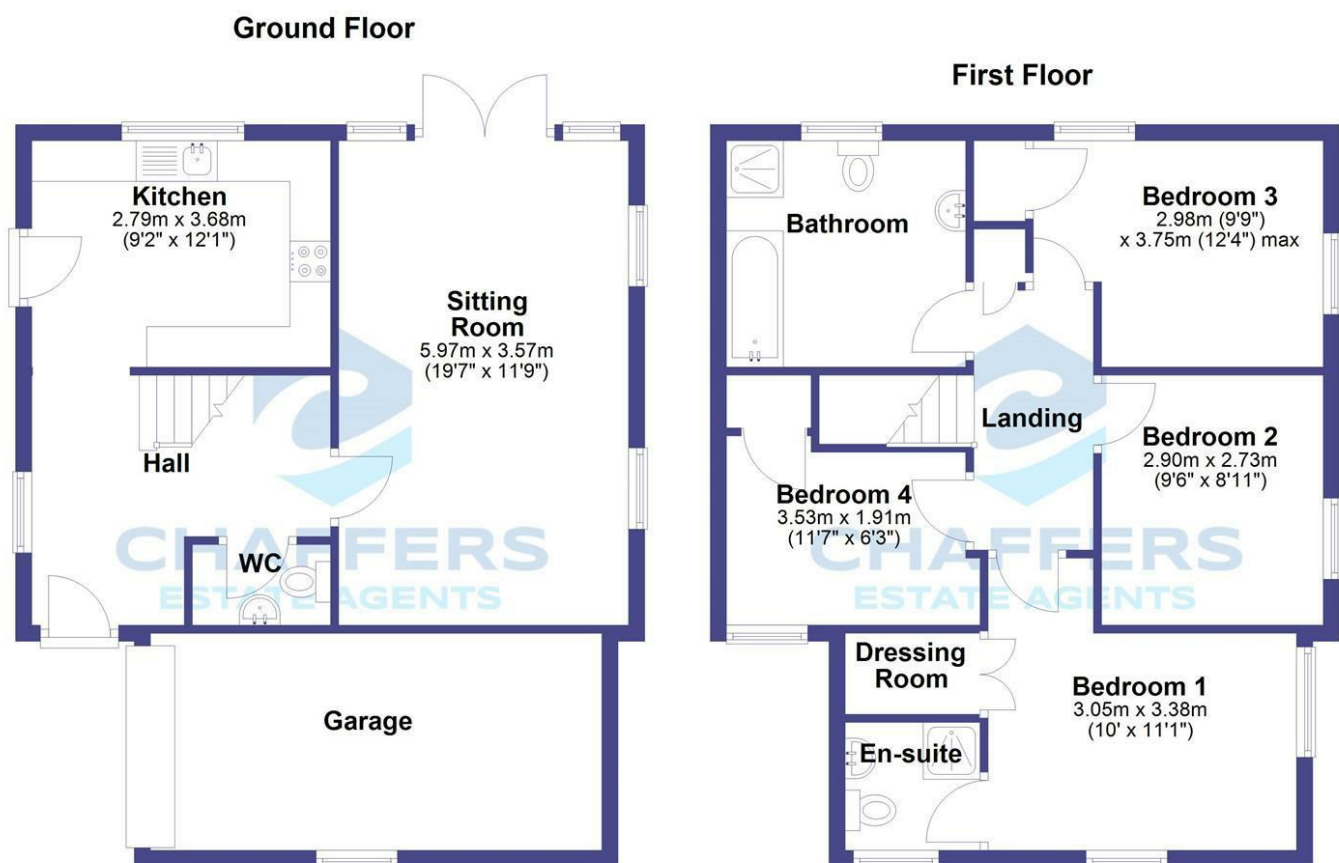


Directions

Postal Address: Clover House, Friars Moor
Sturminster Newton, DT10 1BH What3Words:
///bungalows.smug.marsh



Floor Plan



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

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	84
EU Directive 2002/91/EC		