



Symonds
& Sampson

Plot 58

Durbeyfield Park, 42 Marlott Crescent, Marnhull, Dorset

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Durbeyfield Park
42 Marlott Crescent
Marnhull
Dorset DT10 1GL

Plot 58 is a three bed mid-terrace house with garage and parking space.



- Three bedroom mid-terrace new home
 - Spacious sitting room
 - Open plan kitchen / dining room
- Master bedroom with ensuite shower room
 - Single garage and parking space
 - EV charging point.

Guide Price **£397,500**

Freehold

Sturminster Sales
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THE DWELLING

Durbeyfield Park is an exciting new development which will consist of 61 homes made up of a mixture of three and four bedroom houses. Durbeyfield Park will offer traditional village life with modern living in a beautiful countryside setting.

Plot 58 is constructed of brick under a tiled roof. The downstairs of the property has a entrance hall with under stairs storage cupboard. Spacious sitting room and an open plan kitchen/dining room with fitted wall and floor cupboards and a range of integrated appliances and double doors to the garden. There is space for a large table in the dining area.

On the first floor are three double bedrooms. The master bedroom has a contemporary ensuite shower room. There is also a family bathroom.

ACCOMMODATION

See floorplan

OUTSIDE

There is a turfed lawn with a generous sized terrace to the rear of the property. A secured gated garden with 1.8m close board fencing.

A single garage and driveway for one car and an EV charging point.

SITUATION

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies, and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

DIRECTIONS

What3words:///paler.willing.supplier

SERVICES

Mains water and electricity are connected to the property. Mains drainage. Air source heat pump with under floor heating on the ground floor. Solar panels.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available. Full Fibre broadband to the premises.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

EPC: Predicted B

Council Tax Band: TBC

NB: The images are particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.





PLOT 58

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.54 x 3.26m (11' 8 x 10'8ft max)

Bedroom 2
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 3
2.90 x 3.16m (9'6 x 10'4ft)

GROUND FLOOR

Living Room
3.64 x 4.77m (11'11 x 15'8ft max)

Kitchen / Dining Room
5.95 x 3.58m (19'6 x 11'9ft max)



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