



## 3 Field Close, Sturminster Newton, Dorset

An end of terrace house set back from the road on a quiet close with garage, garden and parking.

Guide Price  
**£262,950**  
Freehold



## 3 Field Close, Sturminster Newton, Dorset, DT10 1QN

- End terrace house on quiet close
  - Set back from the road
  - Two double bedrooms
- Well-presented accommodation
- Sitting room, kitchen / breakfast room
  - Ground floor WC
- Large garage and parking space
- Direct access to garage from the garden
  - Enclosed and pretty rear garden
    - Popular residential area

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766

An end of terrace house set back from the road on a quiet close with garage, garden and parking.

3 Field Close is an end of terrace house, one of the first built on the development in about 2006 of painted brick elevations under a pitched tiled roof. The accommodation is well-presented with a lovely good sized sitting room at the front of the house. The kitchen/breakfast room has ample space for a table and there is a good range of wall-mounted and floor-standing units, an electric oven with gas hob above and space and plumbing for a washing machine. There is a useful rear hall, off which is a ground floor wc and a door to the garden.

On the first floor are two double bedrooms, each with wardrobes / storage, and a bathroom.

### Situation

Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).



### Directions

From the centre of town head north on the Bath Road turning right at the school into Honeymead Lane. Continue down the hill, around the bend and right into Field Close where number three will be found on the left hand side.

### Outside

The property is approached from the close via a path to the front door. At the back there is a parking space in front of the garage, which is larger than most, with power, light and an up and over door. A side gate opens into the garden which is enclosed by a wall and has many pretty plants and shrubs with space for an outside table and chairs.

### Services

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

### Local Authority

Dorset Council Tel: 01305 221000  
Council Tax Band: C

### Property Information

Broadband - Standard, superfast and ultrafast broadband is available.

Mobile phone network coverage is available inside and outside – (coverage is best provided by EE Network) (Information from Ofcom <https://www.ofcom.org.uk>)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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