

**HEARNES**

WHERE SERVICE COUNTS



**Sturminster Marshall  
Dorset, BH21 4DG**

# Sturminster Marshall, Dorset, BH21 4DG

## FREEHOLD PRICE: £490,000

A well presented and spacious four double bedroom detached family home with separate utility room and en suite to the main bedroom situated in a quiet cul de sac location with off road parking and garage.

- Entrance covered porch
- Entrance hallway with door into garage and modern cloakroom with wash hand basin with cupboards below, WC and part tiled walls
- Spacious sitting/dining room with rear aspect window and French doors leading onto patio and garden
- Good size kitchen with base and eye level soft close units with complementary worktops, inset AEG hob with extractor fan over, electric oven and integrated dishwasher, space for American fridge freezer/space or small table and chairs, feature Karndean flooring with underfloor heating, coloured lighting over eye level units
- Separate utility room with matching units and inset sink with space and plumbing for washing machine and tumble dryer, door to garden
- Main bedroom with range of fitted bedroom furniture including wardrobes, chest of drawers, overhead cupboards and bedside tables
- Luxury fitted en suite wet room with fully tiled walls, shower unit, vanity unit with wash hand basin, WC, ladder style heated towel rail and window
- Three further double bedrooms
- Superb bathroom with shaped enclosed bath, vanity unit with wash hand basin, enclosed WC, fully tiled walls and ladder style heated towel rail
- Staircase leads to loft space which could easily be converted into further bedroom/hobbies room (subject to the necessary planning permissions)
- Mostly double glazed and gas heating
- Outside: Tarmac driveway giving off road parking leading to garage. The front garden has small lawn area with mature hedging. The rear garden has a patio area leading to lawn area enclosed by panel fencing with views over open farmland and fields

The property is situated in Sturminster Marshall which is a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course. The village is approximately 5 miles from both Wimborne and Blandford and 7 miles from Poole.

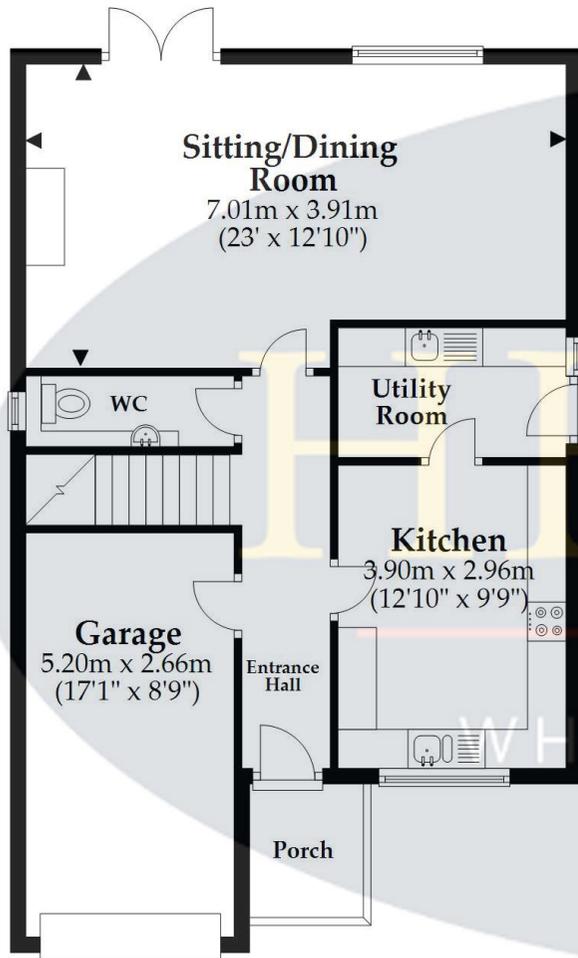
COUNCIL TAX BAND: E      EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



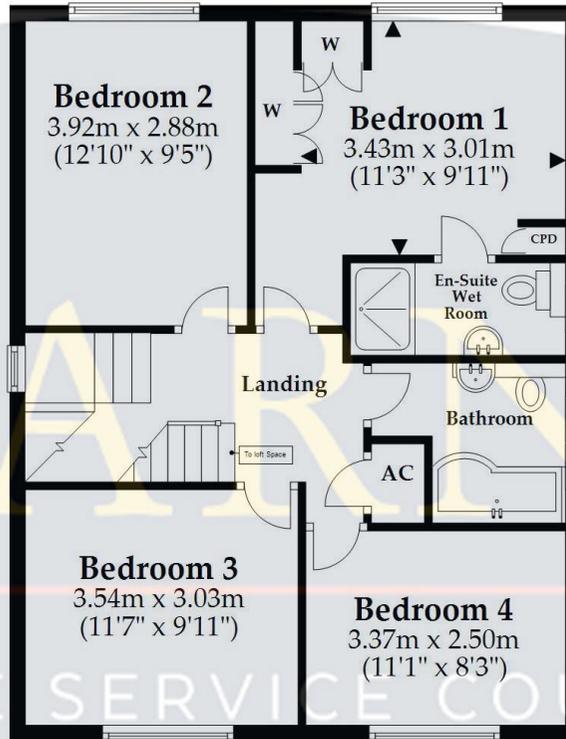
## Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



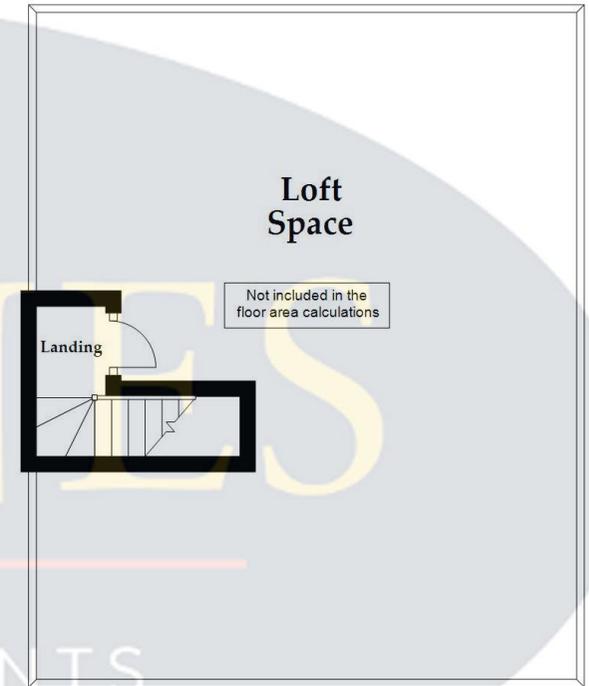
## First Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



## Second Floor

Approx. 3.1 sq. metres (33.1 sq. feet)



Total area: approx. 135.7 sq. metres (1460.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

