



Sturminster Marshall
Dorset, BH21 4BQ

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FREEHOLD PRICE: £385,000

A well presented and deceptively spacious end of terrace family home offering three bedrooms, two reception rooms and stunning sun conservatory overlooking garden with off road parking in a popular village location.

- Good size entrance hallway
- Spacious sitting room with feature stone fireplace with inset coal effect gas fire and patio door to sun conservatory
- Stunning sun conservatory with tiled flooring, brick and UPVC construction with French doors to garden
- Separate dining/playroom with ornamental fireplace
- Kitchen with range of base and eye level units, space for appliances and small table and chairs, tiled flooring, triple aspect with door to garden and door to outer lobby
- Outer passage area with storage cupboard and space and plumbing for tumble dryer, cloakroom with WC and wash hand basin, doors to front and rear garden
- First floor landing with views over the Green and play park
- Three good size bedrooms all with built in cupboards/wardrobes
- Family bathroom with shaped enclosed bath and shower over, shower screen, wash hand basin, WC, ladder style heated towel rail, fully tiled walls and flooring
- Outside: Front garden has tarmac driveway with ample off road parking. There is then a small lawn area with flower and hedge borders. The rear garden has patio area leading to good size lawn with an abundance of mature flower and shrub borders and to the rear a superb Acer. The garden is enclosed by mature hedging and brick walls/panel fencing. To the immediate rear a workshop/store can be found

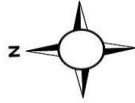
The property is situated in Sturminster Marshall which is a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course. The village is approximately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

COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

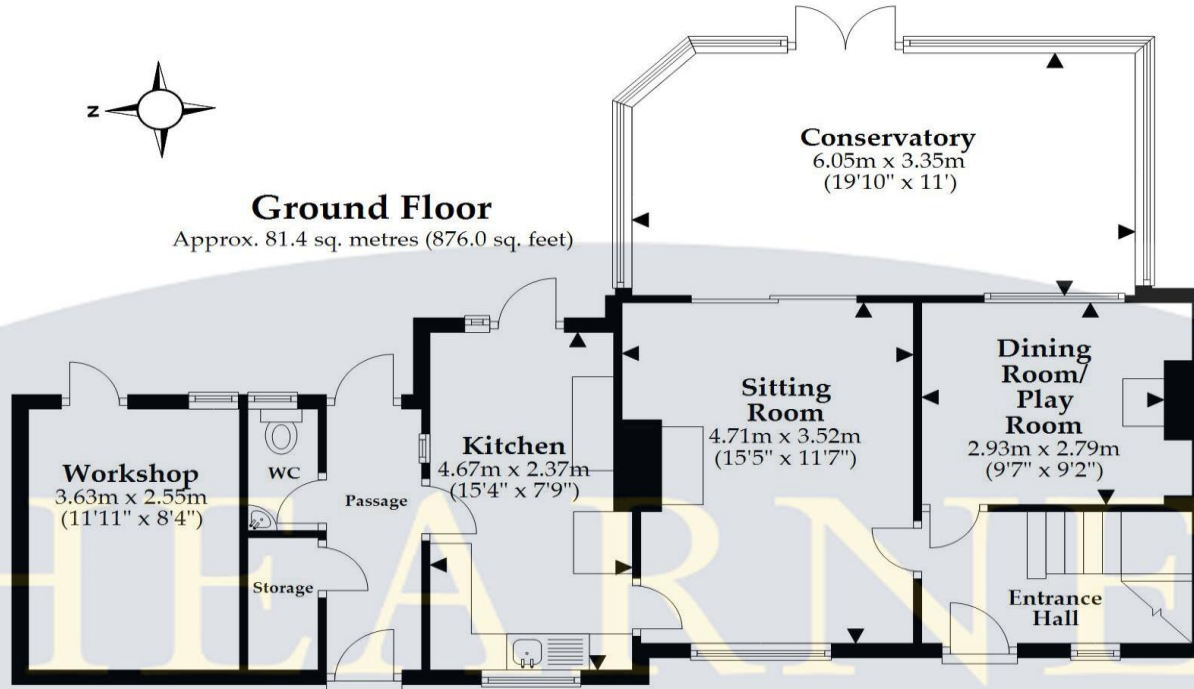






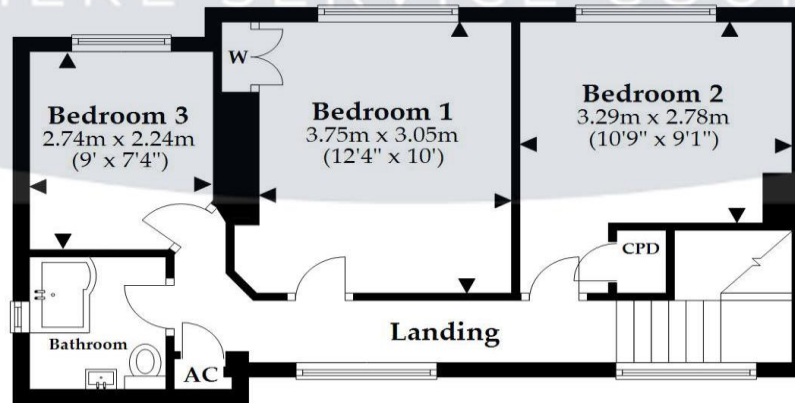
Ground Floor

Approx. 81.4 sq. metres (876.0 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 124.7 sq. metres (1342.3 sq. feet)

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







Located opposite the property



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