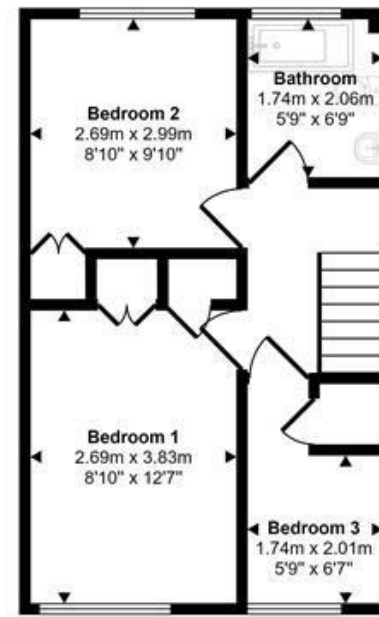


Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

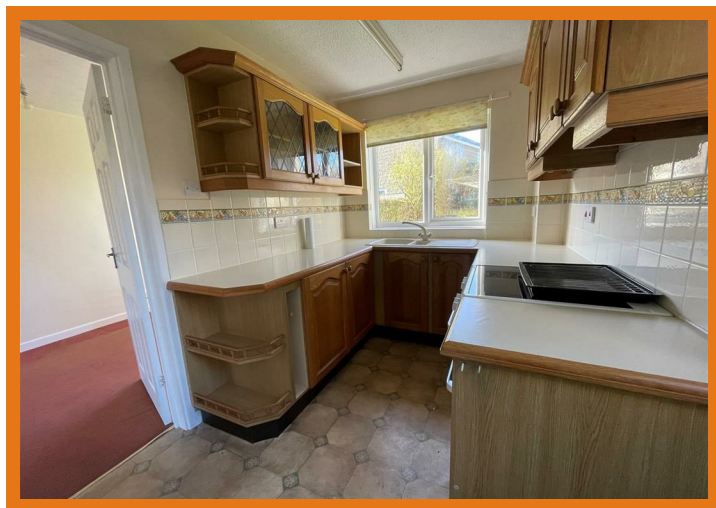


St. Nicholas Close
Henstridge

Guide Price
£275,000

A nicely proportioned semi detached family home with three bedrooms, scope to enhance and situated in a small friendly cul de sac, close to the village centre. Henstridge is a popular Somerset village, which boasts a village shop with post office, church and primary school plus two public houses and village hall with recreational ground that hosts many events. We believe that the property dates to the 1970s and in keeping with the era benefits from large windows that allow plenty of natural light into the interior. The property has been held by the sellers for the last twenty one years and has been a successful rental property. It offers comfortable accommodation as it is and has scope to update to one's own taste and design, as and when required. The property benefits from oil fired central heating and uPVC double glazing. It is vital that a viewing is undertaken to truly appreciate this lovely home and its' potential as well as quiet location and how easily it would satisfy many potential buyers needs.

In brief, the ground floor accommodation consists of porch, hall, through sitting and dining room plus kitchen. On the first floor there is the bathroom and three bedrooms, two doubles and a single. Outside, there is a drive with space to park about three cars, garage with light and power plus front and rear gardens.



ACCOMMODATION

Ground Floor

Porch and Hall

uPVC glazed front door opens into a bright and useful porch with window to the side. Ceiling light. Electrical consumer unit. Tiled floor. Pane glass door opens to a good sized hall. ceiling light. Central heating thermostat. Radiator. Power and telephone points. Stairs rising to the first floor and pane glass door to the:-

Sitting and Dining Room

Sitting Area - Window overlooking the front garden. Ceiling light. Radiator. Power and television points. Door to the under stairs cupboard.

Dining Area - Window with view over the rear garden. Ceiling light. Smoke detector. Radiator. Power points. White panelled door to the:-

Kitchen

Part glazed uPVC door to the side and window with tiled sill enjoying a view over the rear garden. Ceiling light. Radiator. Power points. Oil fired central heating boiler. Fitted with a range of kitchen units consisting of floor cupboards with open ended display shelves and eye level cupboards and cabinets, open shelves and open ended display shelves. Good amount of work surfaces with tiled splash back. One and half bowl sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for a slot in electric cooker. Space for under counter fridge. Airing cupboard housing the hot water cylinder. Ceramic tile effect vinyl flooring.

First Floor

Landing

Stairs rise to a galleried landing with window to the side. Ceiling light. Smoke detector. Access to the loft space. Power point. White panelled doors to all rooms.

Bedroom One

Window to the front aspect and with partial countryside view in the distance. Ceiling light. Radiator. Power points. Built in double wardrobe with hanging rail and overhead storage cupboard and single built in wardrobe with hanging rail and shelf.

Bedroom Two

Window with outlook over the rear garden and partial countryside view in the distance. Ceiling light. Radiator. Power points. Built in wardrobe with hanging rail and overhead storage cupboard.

Bedroom Three

Window to the front with partial rural view in the distance. Ceiling light. Radiator. Power points. Deep over stairs cupboard fitted with hanging rail and shelves.

Bathroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Heated towel rail. Part tiled walls. Fitted with a bath with wood panelled side, low level WC and pedestal wash hand basin with shaver light and point over.

Outside

Garage and Drive

5.23m" x 2.49m" (17'2" x 8'2")

The property is approached from the cul de sac onto a long drive with space to park about three cars and leads up to the garage. This has an up and over door, fitted with light and power plus door to the rear garden.

Gardens

The front garden is laid to lawn with beds planted with a variety of shrubs and flowers plus a paved path to the side leading to the front door. To the side of the garage there is a metal gate that opens to the rear garden and the oil tank. To the back and side of the house there is a paved seating area with the rest of the garden being laid to lawn and bordered by beds planted with trees, shrubs and flowers. The garden is enclosed in part by hedgerow and timber fencing and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
Oil Fired Central Heating
uPVC Double Glazing
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Continue onto the High Street and follow the road going passed the "Bird in Hand" and take the next turning left into Park Road. Take the second turning left into St Nicholas Close where the property will be found on the right hand side. Postcode BA8 0QN

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.