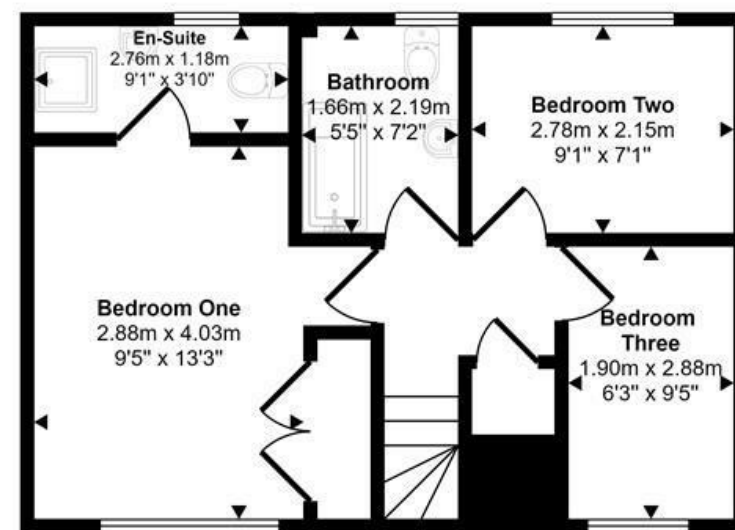


Ground Floor
Approx 40 sq m / 428 sq ft

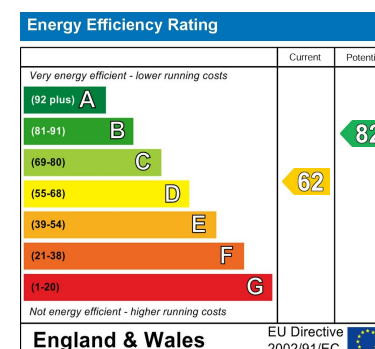


First Floor
Approx 40 sq m / 428 sq ft

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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Wonston
Hazelbury Bryan

Guide Price
£350,000

SMALL EXCLUSIVE DEVELOPMENT OF JUST 11 PROPERTIESAn appealing stone fronted semi detached home with three good sized bedrooms, sitting towards the end of a quiet cul de sac and within easy reach of the village's facilities. Hazelbury Bryan is one of Dorset's largest villages and boasts an active community with many events taking place in the village hall and on the recreational grounds. There is a highly rated primary school, shop that caters well for everyday essentials and a public house. Further facilities are a ten minute drive away in Sturminster Newton and the historic abbey town of Sherborne is also within easy reach. The property is about twenty two years old and has been the very much loved and enjoyed home to our seller for the last twenty years. During this time it has been very well looked after and benefits from double glazing, oil fired central heating and cavity wall insulation. The property is presented to the market in very good order with scope, as and when, to mark to one's own taste. It offers a well laid out bright interior that will certainly get the nod of approval from many potential buyers. A viewing is vital to truly appreciate what it has to offer and how it will satisfy many requirements. An early viewing is also highly recommended to avoid missing out on the chance to be the next lucky owner.

In brief, the ground floor accommodation consists of welcoming entrance hall, bright and spacious combined sitting and dining room with multi-fuel burner and kitchen/breakfast room fitted with plenty of kitchen cupboards and some built in appliances. There is also a cloakroom. On the first floor there is the main bathroom plus three good sized bedrooms, main with built in wardrobes and en-suite shower room. Outside there is generous driveway parking, garage with light and power plus an enclosed nicely proportioned rear garden.

Energy Efficiency Rating D - Council Tax Band D - Freehold



ACCOMMODATION

Ground Floor

Entrance Hall

Timber front door with inset glass pane opens into an inviting entrance hall. Ceiling light. Smoke detector. Coved. Central heating thermostat. Radiator. Power and telephone points. Stairs rising to the first floor with storage cupboard under. White panelled door to the cloakroom and pane glass doors to the kitchen/breakfast room and to the:-

Sitting/Dining Room

Boasting a triple aspect with two windows overlooking the drive plus window to the front and double doors with full height windows to either side opening out to the rear garden. Ceiling lights and uplighters. Coved. Two radiators. Power and telephone points. Fireplace with polished stone surround and multi-fuel burner.

Kitchen/Breakfast Room

Window with tiled sill overlooking the rear garden and part glazed uPVC door opening to the rear garden. Recessed ceiling lights. Coved. Central heating programmer (boiler is located to the outside of the kitchen). Radiator. Power points. Fitted with a range of kitchen units consisting of floor cupboards, separate drawer unit, tall larder style cupboards and eye level cupboards with counter lighting under. Good amount of wood effect work surfaces and breakfast bar. Part tiled walls. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated dishwasher and fridge/freezer. Space and plumbing for a washing machine. Built in electric double oven and ceramic hob with extractor hood over. Tiled floor.

Cloakroom

Obscured glazed window with tiled sill to the front elevation. Recessed ceiling light. Coved. Part tiled walls. Radiator. Fitted with a low level WC and pedestal wash hand basin.

First Floor

Landing

Stairs rise and curve up to the landing. Ceiling light. Access to the insulated loft space with drop down ladder, light and part boarded. Smoke detector. Coved. Power point. Airing cupboard housing the hot water cylinder. White panelled doors to all rooms.

Bedroom One

Window to the front aspect. Ceiling light. Coved. Radiator. Power and television points. Built in double wardrobe with hanging rail and shelf. White panelled door to the:-

En-Suite Shower Room

Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Coved. Part tiled walls. Radiator. Fitted with a suite consisting of

low level WC, pedestal wash hand basin with shaver socket to the side and large tiled shower cubicle with an electric shower. Wood effect laminate flooring.

Bedroom Two

Window overlooking the rear garden with partial rural view in the distance. Ceiling light. Coved. Radiator. Power and television points.

Bedroom Three

Front window aspect with partial countryside view in the distance. Ceiling light. Coved. Radiator. Power and telephone points.

Bathroom

Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Coved. Part tiled walls. Radiator. Fitted with a modern suite consisting of bath with mixer tap and telephone style shower attachment, low level WC and pedestal wash hand basin.

Outside

Garage and Parking

5.57 x 3.02 (18'3" x 9'10")

The property is approached from the cul de sac onto a gravelled drive with space to park three to four cars and leads up to the garage. The garage has an up and over door, light and power plus part boarded loft storage space. A personal door to the side opens to the rear garden. A gate from the drive opens to the rear garden.

Gardens

To the front there is a lawned area and path leading to the front door plus beds planted with a variety of shrubs and flowers. The rear garden is mostly laid to lawn with a paved area to the back of the house and further paved area to the side of the garage and beneath a timber pergola plus a vegetable patch. There is also the oil fired boiler which was replaced in 2024, oil tank to the rear of the garage and a greenhouse. The well stocked beds are planted with snowdrops, primroses, polyanthus, lilies, foxgloves plus three apple trees and a plum tree. The garden is fully enclosed and is of a good size.

Directions

From Sturminster Newton

Leave the town via Bridge Street, at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for about four and half miles into Hazelbury Bryan. On entering the area of Wonston the road widens. Turn right by the post box, then next right and continue towards the end of the cul de sac. The property will be found on the right hand side. Postcode DT10 2ER

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.