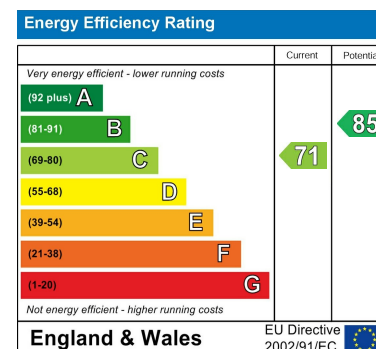




Total area approx. 103.1 sq. metres (1110.0 sq. feet)



Badgers Way Sturminster Newton

Guide Price
£360,000

A great opportunity to purchase a well proportioned and maintained detached family home with four good sized bedrooms and enjoying a tucked away, private position at the end of a cul de sac. The property boasts a quiet location in a popular residential area and is within easy reach of the town centre and some wonderful country and riverside walks. The town caters well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The property has been a much enjoyed home to our seller for nearly ten years. During this time it has benefitted from improvements, which included updating the kitchen units to a soft closing contemporary range with integrated appliances, some internal doors where replaced with oak veneer doors, a redecoration in the early years and the bathroom and cloakroom also benefitted from some upgrading. More recently, the rear garden has been landscaped to provide a pleasing and useable outdoor space that will appeal to many prospective buyers. This lovely home must be viewed to fully appreciate the inside layout and room sizes, as well as the location, which adjoins open space. The property would make a great family home as well as satisfying many other purchasers' needs. An early viewing is strongly recommended so as not to miss out on the chance to be the next owner.

The property offers good sized accommodation, which on the ground floor consists of entrance hall, sitting room with feature fireplace, combined kitchen and dining room and cloakroom. In addition there is also access to the integral garage from the entrance hall. On the first floor there are four good sized bedrooms and the family bathroom. Outside there is parking on the drive for one car, single garage with light and power, and a landscaped rear garden.

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ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed door with full height side pane opens from the side of the house into a bright and welcoming entrance hall. Ceiling light. Smoke detector. Central heating thermostat. Radiator. Power points. Laminate flooring. Stairs rising to the first floor, oak veneered door to the cloakroom and oak veneered vertical panel door to the kitchen/dining room and oak veneered vertical panel door with full height window to the side opening to the:-

Sitting Room

4.80m" x 3.23m" (15'9" x 10'7")
Window with outlook to the front. Ceiling light. Radiators. Power and television points. Feature fireplace with timber surround. Laminate flooring.

Dining Area

2.59m" x 3.07m" (8'6" x 10'1")
Double doors opening to the paved sun terrace to the rear. Ceiling light. Radiator. Power and telephone points. Laminate flooring. Opens to the:-

Kitchen Area

2.59m" x 3.00m" (8'6" x 9'10")
Window with view over the rear garden. Recessed ceiling lights. Plenty of power points. Fitted with a range of modern, soft closing kitchen units consisting of floor cupboards, three separate drawer units with cutlery and deep pan drawers, pull out larder cupboard with racks plus eye level cupboards. Generous amount of wood work surfaces with matching upstand and ceramic sink and drainer with swan neck mixer tap. Integrated washing machine, dishwasher and fridge/freezer. Gas hob with splash back and extractor hood above. Built in eye level double electric oven with storage above and below. Laminate flooring.

Cloakroom

Obscured glazed window to the side elevation. Ceiling light. Chrome heated towel rail. Fitted with a low level WC with dual flush facility and wall mounted wash hand basin with mono tap. Laminate flooring.

First Floor

Landing

Galleried landing with window to the side aspect. Recessed ceiling lights. Access to the loft space. Radiator. Power point. Airing cupboard housing the hot water cylinder and fitted with a slatted shelf. White panelled doors to all rooms.

Bedroom One

3.00m" x 3.25m" (9'10" x 10'8")
Window to the front with roof top views. Ceiling light. Coved. Power, telephone and television points. Built in wardrobe with hanging rail and shelf.

Bedroom Two

2.72m" x 2.90m" (8'11" x 9'6")
Window with outlook over the rear garden and partial field view. Ceiling light. Radiator. Power points. Fitted with a range of built in cupboards consisting of wardrobes with hanging rail, storage above and shelves with drawers beneath.

Bedroom Three

3.02m" x 2.84m" (9'11" x 9'4")
Window to the front aspect with views over the roof tops. Ceiling light. Radiator. Power points.

Bedroom Four

2.36m" x 3.20m" (7'9" x 10'6")
Window overlooking the rear garden and field. Ceiling light. Radiator. Power and telephone points. Fitted display/book shelves.

Family Bathroom

Obscured glazed window with tiled sill to the side elevation. Recessed ceiling lights. Chrome heated towel rail. Part tiled walls. Shaver light and point. Fitted with a suite consisting of pedestal wash hand basin with mono tap, low level WC with dual flush facility and bath with mixer tap and shower over. Vinyl flooring.

Outside

Garage and Parking

The property is approached from the road onto a drive with space to park one car and leads up to the garage. This has an up and over door, fitted with light and power plus work bench and shelves. A door opens to the entrance hall.

Garden

To the side of the house there is a gate that opens to a path leading to the entrance to the house. To one side of the path there is an area ready for vegetable growing and a timber shed. Immediately to the back of the house there is a generously sized sun terrace, laid to Indian Sandstone and bordered by raised beds and edged by sleepers. Central steps rise to the main body of the garden, which is laid to lawn and edged by raised beds retained by sleepers. The garden is fully enclosed and to one side adjoins the field and boasts good privacy.

Useful Information

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

Directions

From the Sturminster Newton Office
Leave Sturminster via Bath Road, heading towards Gillingham. Turn right into Rabin Hill. At the bottom of the road turn right. The property will be found on the right hand side. Postcode DT10 1EP

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.