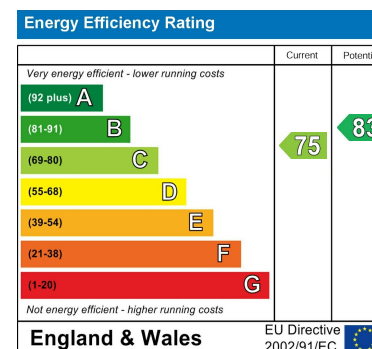


Total area: approx. 177.7 sq. metres (1913.1 sq. feet)



Newton Gate  
Sturminster Newton

Asking Price  
£485,000

A fabulous opportunity to purchase a spacious contemporary home offering around 1,900 square feet (177 sq. m) of internal space with four generously sized bedrooms and set in a small exclusive courtyard on the fringe of the market town of Sturminster Newton. The property is within a short walk to some delightful country and riverside walks as well as the town centre and all facilities. The town caters well for everyday needs with a selection of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a range of entertainment venues. The property is about twenty two years old and has been the much loved and enjoyed home of our sellers for the last four years. During their time of ownership the property has been exceedingly well maintained with a redecoration throughout, a useful awning has been fitted over the veranda, making it an all weather outdoor seating area and the garden has had some landscaping and planting. The lovely home benefits from double glazing and gas fired central heating and is beautifully presented. A viewing is absolutely essential to truly appreciate what lies beyond the front door with the flexible room usage and the well laid out accommodation. An early viewing is strongly suggested to avoid missing out on the chance to be the next lucky owner.

In brief, the ground floor accommodation consists of bright, spacious and lounge area, large sitting/dining room with feature fireplace and double doors leading out to the veranda and kitchen/breakfast room with some built in appliances. There is also a cloakroom. On the first floor there is the main bathroom and four generously sized bedrooms, main with en-suite shower room and walk in wardrobe. Outside, there is parking for two to three cars, garage with light and power and gardens, which lie to the rear and side.

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## ACCOMMODATION

### Ground Floor

#### Lounge Area

Composite front door opens into bright, spacious and lounge that offers adaptable usage. Window to the rear aspect. Recessed ceiling lights and 'Raindrop' hanging lights. Smoke detector. Central heating thermostat. Radiator. Power and telephone points. Wood flooring. Stairs rising to the first floor with small storage cupboard under. Natural wood panelled doors to the cloakroom, kitchen/breakfast room and to the:-

#### Sitting/Dining Room

Enjoying a double aspect with windows to the sides and double doors opening from the side out to the veranda. Ceiling and wall lights. Two radiators. Power, telephone and television points. Polished stone fireplace with wood burner. Wood flooring.

#### Kitchen/Breakfast Room

Enjoying a double outlook with window to the front and rear. Recessed ceiling lights. Radiator. Power points. Fitted with a range of gloss finished kitchen units consisting of floor cupboards, pull out spice racks, separate drawer unit with cutlery and deep pan drawers and eye level cupboards with counter lighting under. Good amount of quartz work surfaces with matching upstand and ceramic one and half bowl sink and drainer with swan neck mixer tap. Integrated washing machine and dishwasher. Integrated under counter fridge. Dual fuel range style cooker with five burner hob and hotplate plus extractor hood over. Water softener. Tiled floor. Door to the garage.

#### Cloakroom

Obscured glazed window to the front elevation. Ceiling light. Extractor fan. Radiator. Part tiled walls. Wall mounted bathroom cabinet. Fitted with a suite consisting of vanity style wash hand basin with mono tap and low level WC. Tiled floor.

### First Floor

#### Landing

Staircase with exposed wood tread and glass balustrades to a part galleried and landing with skylights to the front and rear. Smoke detector. Power points. Built in drawers and cupboards with hanging rails. Natural wood panelled door to bedroom one and opens into a further inner landing :- Recessed ceiling lights. Access to the insulated and boarded loft space with drop down ladder and fitted with light. Power points. Linen cupboard fitted with slatted shelves. Natural wood panelled doors to the bedrooms and bathroom.

#### Bedroom One

Two windows fitted with shutters overlooking the courtyard to the front of the building. Ceiling lights. Two radiators. Power, telephone and television points. Door to the walk in wardrobe with ceiling light and fitted with shelves and hanging rail. Door to the:-

#### En-Suite Shower Room

Skylight to the rear elevation. Ceiling light. Extractor fan. Chrome heated towel rail. Fitted with a suite consisting of

vanity wash hand basin with mono tap, mirror over and shaver socket to the side, low level WC with dual flush facility and large corner walk in shower cubicle with main shower. Part tiled walls and matching tiled floor.

#### Bedroom Two

Window to the side overlooking the main garden. Ceiling light. Power and telephone points.

#### Bedroom Three

Window overlooking the main garden to the side. Ceiling light. Power and telephone points.

#### Bedroom Four

Window to the side with outlook over the main front courtyard. Ceiling light. Radiator. Power points. Fitted with wall shelves and work station. Wood effect flooring.

#### Bathroom

Recessed ceiling lights. Tiled walls. Chrome heated towel rail. Fitted with a modern suite consisting of bath with mixer tap and shower attachment, tiled splash back and mirror over, vanity style wash hand basin with mirror and shaver socket above and low level WC with dual flush facility. Vinyl flooring.

### Outside

#### Garage and Parking

The property is approached from the road onto a large tarmac communal courtyard, which leads to the property. There is room to park two to three cars in front of the house and garage.

The garage has an up and over door, fitted with light, water tap and power plus wall shelves and houses the combination gas fired central heating boiler and electrical consumer unit. Door to the rear garden.

#### Garden

Steps lead down from the garage to a private block paved seating area, where there is a timber cabin, greenhouse and further shed with log store plus raised beds for vegetables. There is also outside power points. The main garden lies to the side of the property and is laid to lawn, bordered by deep beds planted with a variety of trees, shrubs and flowers. Steps rise to a raised veranda, which overlooks the garden and benefits from an awning. The garden is of a good size, fully enclosed and benefits from a good amount of sunshine.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band E  
Gas Fired Central Heating from a Combination Boiler  
uPVC Double Glazed  
Mains Drainage  
Freehold

### Directions

#### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right onto the A357 heading towards Sherborne. The property will be found on the right hand side shortly after the 40 MPH sign. Postcode DT10 2EU

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.