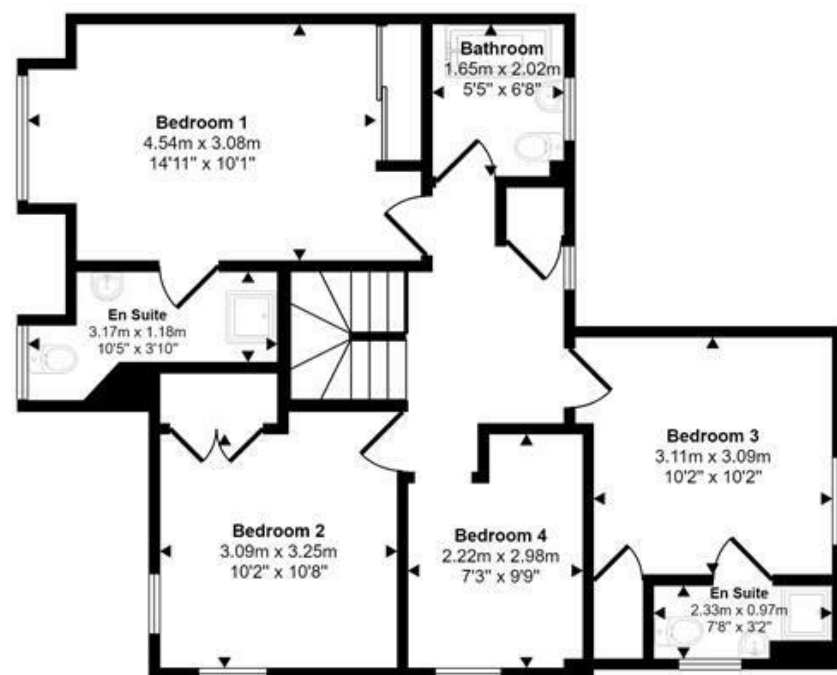


Ground Floor
Approx 76 sq m / 822 sq ft



First Floor
Approx 66 sq m / 708 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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Drovers
Sturminster Newton

Guide Price
£375,000

A great opportunity to purchase a bright and spacious and versatile end of terraced home with four generously sized bedrooms, presented to the market with no onward chain and boasting a prime location, just a short walk to the town centre. The market town of Sturminster Newton lies in the heart of the beautiful Blackmore Vale countryside and caters well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries, schools for all ages and a variety of entertainment venues. The property is situated towards the end of the development in a quiet area that backs onto open space and just a few steps to some delightful countryside and riverside walks. The property has been a family home for the last fifteen years. During this time it has been well maintained and is offered for sale in good order. The property offers well proportioned rooms that benefit from plenty of natural light and a layout that will certainly meet the needs of many potential buyers as well as offering multi functional usage. This lovely home has uPVC double glazing throughout with most windows having an attractive Georgian bar inlay and gas fired central heating via radiators. This wonderful property must be viewed to truly appreciate what it has to offer as well as its ideal position.

In brief, the ground floor accommodation consists of good sized and welcoming entrance hall, dual aspect sitting room with double doors out to the garden, dual aspect dining room/study and spacious combined kitchen/breakfast/dining room. There is also a utility and cloakroom. On the first floor there is the family bathroom and four good sized bedrooms, three with wardrobes and two with en-suite shower rooms. Outside, there is an enclosed easy to maintain sunny garden, which lies to the front of the house, parking for two cars and garage with light, power and water and large workshop with power.



ACCOMMODATION

Ground Floor

Entrance Hall

Panelled front door with two inset glass panes opens into a good sized welcoming entrance hall. Ceiling light. Smoke detector. Coat hooks. Radiator. Power and telephone points. Tiled floor. Stairs rising to the first floor with cupboard under housing the electrical consumer unit and alarm control panels. White panelled door to the cloakroom. It then opens to the kitchen and glazed doors with metal bar to the dining room and to the:-

Sitting Room

Three quarter glazed double doors opening out to the garden to the front and window with Georgian style bar to the side. Ceiling lights. Wall Shelves. Two radiators. Power, telephone and television points.

Bedroom Five/Dining Room/Study

Enjoying a double outlook with windows to the side and rear, both with a Georgian style bar. Ceiling light. Radiator. Power and telephone points.

Kitchen/Breakfast Room

Dining/Breakfast Area - Three quarter glazed double doors opening to the front and into a covered area. Ceiling light. Radiator. Power points. Tile effect vinyl flooring. Opens to the:-
 Kitchen Area - Ceiling light. Radiator with cover. Power points. Fitted with a range of country style kitchen units consisting of floor cupboards with drawers and eye level cupboards with counter lighting under. Good amount of light wood grain effect work surfaces, tiled splash back and one and half bowl stainless steel sink and drainer with square neck mixer tap. Space and plumbing for a dishwasher. Built in electric oven and gas hob with extractor hood over. Space for a fridge/freezer. Tile effect vinyl flooring. Glazed door to the:-

Utility

Ceiling light. Extractor fan. Radiator. Power points. Fitted with eye level shelves, light wood grain effect work surface with tiled splash back and stainless steel sink and drainer with mixer tap and floor cupboards. A washing machine included. Ceramic tile effect vinyl flooring. Door to the garage.

Cloakroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Extractor fan. Coat hooks. Radiator. Fitted with a low level WC with dual flush facility and pedestal wash hand basin with tiled splash back. Tiled floor.

First Floor

Landing

Stairs rise and curve up to the galleried landing with window overlooking the garden to the front. Ceiling light. Smoke detector. Access to the boarded loft space with electric light. Radiator. Power point. Airing cupboard housing the hot water cylinder plus the central heating programmer and fitted with slatted shelves. White panelled doors to all rooms.

Bedroom One

Window to the rear. Ceiling light. Radiator. Power and television points. Fitted wardrobes with sliding doors, hanging rail and shelves. White panelled door to the:-

En-Suite Shower Room

Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Wall mounted bathroom

cabinets. Radiator. Fitted with a suite consisting of large shower cubicle with mains shower and folding door, low level WC with dual flush facility and pedestal wash hand basin with mirror fronted bathroom cabinet above and shaver socket to the side.

Bedroom Two

Boasting a double aspect with windows to the side and rear, both with a Georgian bar inlay. Ceiling light. Radiator. Power points. Built in double wardrobe.

Bedroom Three

Sash window with Georgian bar to the front. Ceiling light. Radiator. Power points. Television connection. White panelled door to the:-

En-Suite Shower Room

Obscured glazed window with tiled sill to the side elevation. Recessed ceiling lights. Extractor fan. Radiator. Part tiled walls. Fitted with a suite consisting of shower cubicle with mains shower and folding door, pedestal wash hand basin with shaver socket to the side and low level WC with bathroom cabinet above.

Bedroom Four

Window with Georgian bar to the side elevation. Ceiling light. Radiator. Power points. Fitted wardrobes.

Bathroom

Obscured glazed window with tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Pulley clothes airer. Part tiled walls. Radiator with mirror fronted bathroom cabinet above. Fitted with a suite consisting of bath with main shower over and full height tiling to the surrounding walls, pedestal wash hand basin and low level WC with shaver socket above.

Outside

Parking and Garage

To the rear of the property there are two drives with space to park a car on each. One has double doors to the workshop and the other to the garage, which has an electric door, fitted with light and power plus shelves and housing the gas fired central heating boiler. The workshop which also has power running to it. The is also a lockable door into the utility.

Garden

A timber gate to the side of the house opens to the main garden, which lies to the front of the house. The garden has been landscaped for easy maintenance with gravelled areas planted with an array of trees and shrubs. There is also a paved area, which is partly covered with a glass roof and has power sockets. The garden is fully enclosed by a high curving brick wall.

Useful Information

Energy Efficiency Rating C
 Council Tax Band D
 uPVC Double Glazing
 Gas Fired Central Heating
 Mains Drainage
 Freehold
 No Onward Chain

Directions

From the Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers and bear to the right. The property will be found almost straight ahead. Postcode DT10 1QY



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.