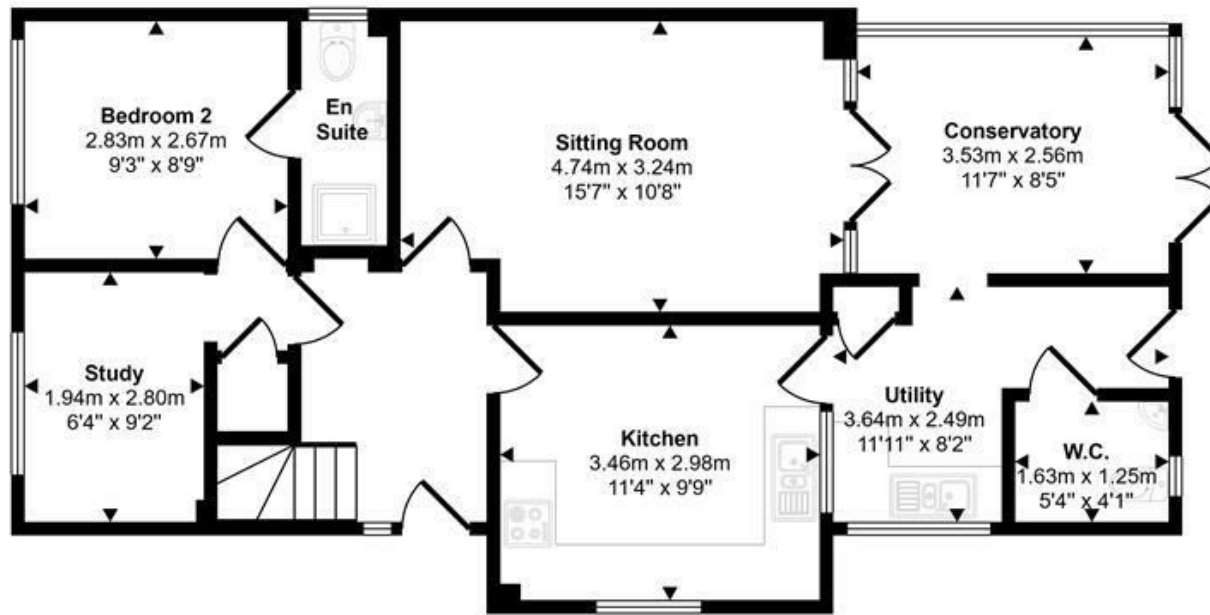
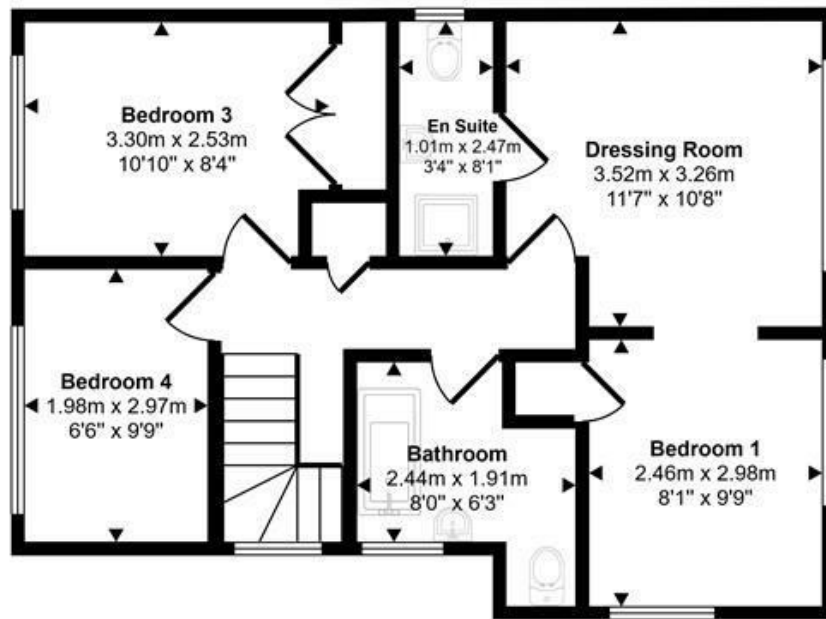


Approx Gross Internal Area
122 sq m / 1313 sq ft



Ground Floor
Approx 70 sq m / 757 sq ft



First Floor
Approx 52 sq m / 556 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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Sturminster Newton
Dorset
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

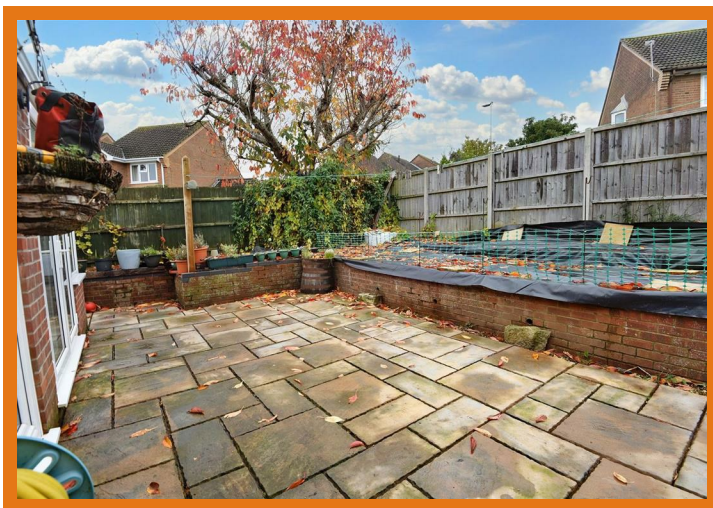


Elm Close
Sturminster Newton

Guide Price
£365,000

A great opportunity to purchase a well proportioned detached family home offering a bright interior with flexible room usage, four generously sized bedrooms, two with en-suite shower rooms and situated in a popular residential area within easy reach of the town. The property boasts some delightful countryside views with access to the Trailway at the bottom of the cul de sac as well as other 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 selection of entertainment venues. We believe that the property was built in the 1990s and has been a much loved and enjoyed home to our seller for the last eight years. During this time it has been well maintained and provides an easy to use layout with comfortable accommodation that offers multi functional room usage. There is the option to update and change to one's own design and taste, as and when required and the outside space also offers a blank canvas for one's own landscaping ideas. A viewing is absolutely vital to really appreciate the size of the accommodation, the location and how easily it would satisfy many potential buyers' needs.

In brief, the ground floor accommodation consists of bright and inviting entrance hall, sitting room with feature fireplace and double doors leading into the conservatory, good sized kitchen with door to the utility room. There is also a study and cloakroom plus a ground floor bedroom with en-suite shower room. On the first floor, there is the family bathroom and three generously sized bedrooms, main with dressing room and en-suite shower room. Outside there is a parking for about four cars, single garage and easy maintenance gardens.



ACCOMMODATION

Ground Floor

Entrance Hall

The main entrance is located to the side of the house. uPVC part glazed door with full height window to one side opens into a bright and inviting entrance hall. Ceiling light. Smoke detector. Coved. Radiator. Power point. Built in book/display shelves. Laminate flooring. Stairs rising to the first floor, door to the inner hall, kitchen and to the:-

Sitting Room

Ceiling lights. Coved. Radiator. Power and television points. Feature fireplace with timber surround, onyx effect slip and hearth plus coal effect gas fire. Double doors opening to the:-

Conservatory

Of uPVC construction with windows to the side and rear, Underfloor Heating, double doors opening out to rear garden and partly pitched glass roof with opening vent. Wall lights. Power points. Vinyl flooring.

Study

Access from the inner hall, which also has doors to the under stair cupboard and bedroom. Window to the front aspect. Ceiling light. Coved. Radiator. Power points.

Kitchen

Enjoying a double outlook with window to the drive side and into the utility to the rear - both with tiled sills. Ceiling lights. Wall mounted gas fired central heating boiler and programmer. Power points. Fitted with a range of country style kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards with open ended display shelves. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Built in electric oven and gas hob with extractor hood above. Space for fridge/freezer. Space and plumbing for a dishwasher. Space for an under counter appliance. Tiled floor. Part glazed door to the:-

Utility Room

Window with tiled sill to the side aspect. Partly pitched glass roof with opening vent. Wall lights. Central heating thermostat. Power points. Built in storage cupboard fitted with shelves. Work surface with stainless steel sink and tiled splash back plus cupboards under. Laminate flooring. Opening to the conservatory, glazed door to the rear garden and door to the:-

Cloakroom

Obscured glazed window with slate tiled sill to the rear elevation. Wall light. Wall shelf. Fitted with a low level WC and wall mounted wash hand basin with tiled splash back. Laminate flooring.

Bedroom Four

Window to the front with partial countryside view in the distance. Ceiling light. Coved. Radiator. Power points. Door to the:-

En-Suite Shower Room

Obscured glazed window to the side elevation. Ceiling light. Extractor fan. Coved. Chrome heated towel rail. Fitted with a suite consisting of low level WC with dual flush facility, vanity wash hand basin with tiled splash back and shower with tiled walls, electric shower and folding screen. Wood effect vinyl flooring.

First Floor

Landing

Stairs rise and curve up to the landing. Window to the side aspect. Ceiling light. Smoke detector. Access to the part boarded loft

space with drop down ladder and light. Coved. Radiator. Airing cupboard housing the hot water cylinder. Laminate flooring. Doors to the bathroom, bedrooms three and four and to the:-

Dressing Room of Bedroom One

Window with outlook to the rear aspect. Ceiling light. Coved. Radiator. Power and television points. Laminate flooring. Door to the en-suite and opening to:-

Bedroom One

Enjoying a double outlook with window to the side and overlooking the rear garden. Ceiling light. Radiator. Power points. Built in storage cupboard. Laminate flooring.

En-Suite Shower Room

Obscured glazed window to the side elevation. Ceiling light. Extractor fan. Coved. Part tiled walls. Heated towel rail. Fitted with a suite consisting of low level WC, pedestal wash hand basin with shelf and mirror above and shower cubicle with tiled walls, electric shower and sliding door. Laminate flooring.

Bedroom Two

Window to the front with countryside view in the distance. Ceiling light. Coved. Radiator. Power and television points. Laminate flooring.

Bedroom Three

Window to the front with partial rural view. Ceiling light. Coved. Radiator. Power and telephone points. Laminate flooring.

Bathroom

Obscured glazed window to the side elevation. Ceiling lights. Extractor fan. Radiator with mirror fronted bathroom cabinet over. Fitted with a suite consisting of bath with tiled splash back and electric shower over, pedestal wash hand basin with shelf and mirror above and low level WC with economy flush facility. Laminate flooring.

Outside

Parking and Garage

To one side of the house there is parking for two cars plus one in front of the house, whilst to the opposite side there is the drive with space to park one to two cars and leads to the garage. The garage has an up and over door, fitted with light and power plus personal door to the side opening to the rear garden.

Garden

The rear garden has been landscaped for easy maintenance with paved and gravelled area. There are raised beds, which have been left unplanted and provide a blank canvas for one's own design. There is an outside water tap and storage area to the back of the garage. The garden is fully enclosed and enjoys a good degree of privacy.

Useful Information

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

Directions

From Sturminster Newton Town

From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close where the property will be found a short distance on the left hand side. Postcode DT10 1JG

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.