



Floorplan

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.



Burton Street
Marnhull

Guide Price
£465,000

An opportunity not to be missed - a wonderful semi attached individual and unique single storey residence with three double bedrooms, located close to the village's amenities and presented to the market with the bonus of no onward chain. The property boasts a tranquil and private position, tucked back from the street and enjoys good sized outside space. The well served and popular village of Marnhull benefits from a thriving community and caters well for everyday needs with two stores with post office, village hall and recreational grounds that host a variety of events, doctors surgery with pharmacy, churches plus two primary schools and a public house, which serve food. The property was built in the 1970s as a ceramic studio for the ladies of the village to practice their art. It has been owned by the current seller for about ten years, during this time it has been well maintained and improved with a re-configuration to extend the kitchen and dining room, it has also benefitted from new bathroom suites, soft closing kitchen units and built in appliances as well as some new flooring. This lovely home has an easy to use layout with all rooms having plenty of natural light from the arched windows. A great property for a someone looking to move close to the village centre, a downsize or as a family home. Viewing required to truly appreciate both internal and external space.

In brief, the inside accommodation consists of good sized, bright entrance with door to the shower room and to the inner hall. There is a large sitting room with double doors opening to the rear paved seating area, light and spacious combined kitchen and dining room, fitted with plenty of soft closing units and integrated appliances plus three generously sized bedrooms. There is also a family bathroom. Outside, there is parking for two cars, single garage with light and power plus gardens lying to the size and rear.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



ACCOMMODATION

Inside

Entrance and Inner Hall

Front door with vertical glazed panes opens into a good sized bright entrance with window to the front. Recessed ceiling lights. Coved. Radiator. Power points. Tiled floor. White panelled door to the shower room and to the:-

Inner Hall - Window to the front. Recessed ceiling lights. Smoke detector. High level cupboard housing the electrics. Central heating thermostat. Radiator. Power points. Tiled floor. White panelled doors to the bathroom, bedrooms and to the:-

Sitting Room

Double doors with arched window above and matching arched windows to either side opens to the paved patio located to the rear of the property. Ceiling light. Radiator. Power, telephone and television points. White panelled door to the:-

Kitchen/Dining Room

Window and part glazed door opening to the side of the property and arched window with outlook over the rear garden. Ceiling and recessed ceiling lights. Power points. Wood effect ceramic tiled floor with underfloor heating. Opens to the:-

Kitchen Area - Windows to the front and to the side. Recessed ceiling lights. Power points. Fitted with a range of stylish, contemporary soft closing kitchen units with inset handles and sleek finish and consisting of drawer units, larder cupboard, floor and eye level cupboards with counter lighting under. Generous amount of bespoke glass work surfaces with matching upstand and inset one and half bowl sink and drainer with swan neck mixer tap. Integrated fridge/freezer and washing machine. Built in eye level double electric oven with storage cupboards above and below. Gas hob with glass splash back and extractor hood over. Wood effect ceramic tiled floor with underfloor heating. Lockable door to the garage.

Bedroom One

Three arched windows with view over the rear garden. Ceiling light. Coved. Radiator. Power and television points.

Bedroom Two

Two arched window with outlook over the garden to the rear. Ceiling light. Coved. Radiator. Power and television points.

Bedroom Three/Study

Two arched window with outlook to the rear. Ceiling light. Access to the loft space. Coved. Radiator. Power points.

Bathroom

Obscured glazed window to the front elevation. Recessed ceiling lights. Coved. Part tiled walls. Chrome heated towel rail. Fitted with a modern suite consisting of bath with mixer tap and tiled panel and combination unit of low level WC with dual flush facility and concealed cistern and vanity wash hand basin with mono tap. Tiled floor.

Shower Room

Obscured glazed window to the front elevation. Recessed ceiling lights. Coved. Extractor fan. Chrome heated towel rail. Fitted with a pedestal wash hand basin with mono tap, low level WC with dual flush facility and large shower cubicle with mains shower and folding door. Part tiled walls. Cupboard housing the combination gas fired central heating boiler. Tiled floor.

Outside

Garage and Parking

The property is approached from Burton Street via a shared drive that leads under an arch to the property. There is space to park one car in front of the main door plus further space to the side. The garage has an electric up and over door, fitted with light and power and has a lockable door to the kitchen.

Garden

The gardens lie to the side and rear of the property and are mostly laid to lawn, interspersed with trees and shrubs and a good sized paved seating area to the back of the bungalow. There is also an outside tap. The garden enjoys good privacy and is fully enclosed with a gate that opens to the side of the garage.

Useful Information

Energy Efficiency Rating tba
Council Tax Band D
uPVC Double Glazed Windows
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Follow the road passing the garage and village hall. The property will be found on the right hand side, a few houses before Love Lane. Postcode DT10 1PS

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.