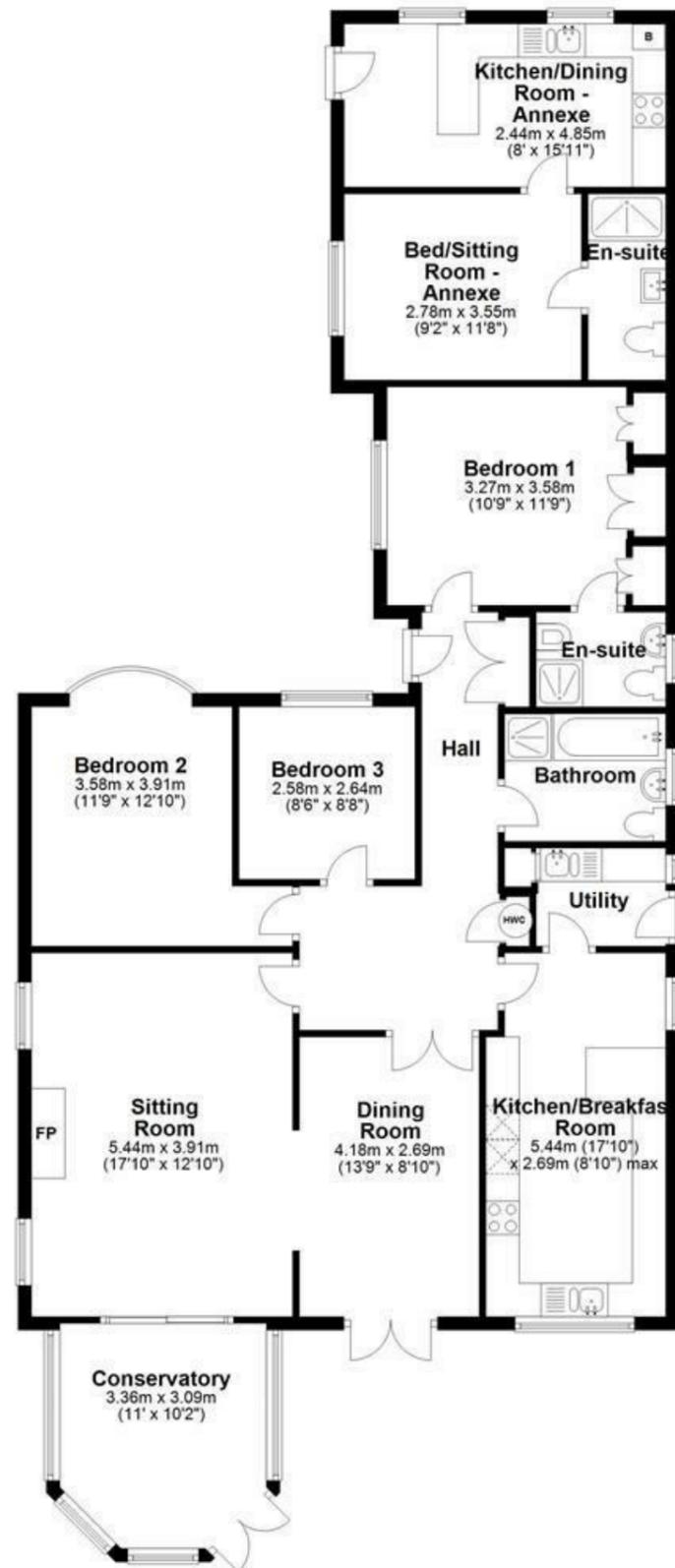


Floor Plan
Approx. 142.0 sq. metres (1528.0 sq. feet)



Total area: approx. 142.0 sq. metres (1528.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Burton Street
Marnhull

Asking Price
£475,000

A fantastic opportunity to purchase a surprisingly spacious detached family bungalow with three generously sized bedrooms, self contained studio annexe and ideally located within easy reach of all the village's amenities. The property is situated in the popular and well served village of Marnhull, which boasts two village shops with post offices, doctor's surgery with pharmacy, two primary schools and three churches. In addition, there is also a village pub that serves food. In recent years, the bungalow has benefitted from new windows and doors, the flooring has been renewed and a general redecoration throughout, as well as a new hot water cylinder, radiators and pump. The garden has also benefitted from some additional landscaping. The property provides an easy to use layout with well proportioned rooms that offer comfortable accommodation and there is still the option to change and update to one's own taste and choice, if desired. This lovely home must be viewed to truly appreciate what it has to offer and how it will satisfy many potential buyers' needs - from those seeking a village family home to those looking for village life in their leisure years. An early viewing is highly recommended to avoid missing out on the chance to be the next owner of this delightful village bungalow.

In brief, the inside accommodation consists of welcoming entrance hall with large cloaks cupboard, sitting room with wood burner and access to both the conservatory and dining room. There is also a good sized kitchen/breakfast room fitted with plenty of cupboards and some built in appliances, utility, bathroom and three good sized bedrooms, main with built in wardrobes and en-suite shower room. The annexe consists of a large kitchen/dining room fitted with plenty of cupboards and some built in appliances, bed/sitting room and shower room. Outside there is plenty of parking and a private rear garden.

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ACCOMMODATION

Inside

Entrance Hall

Glazed front door opens into a welcoming entrance hall. Ceiling lights. Access to the loft space. Coved. Radiator. Central heating thermostat. Power and telephone points. Double sized cloaks cupboard fitted with hanging rail and shelf. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Wood effect laminate flooring. Natural wood panelled doors to all bedrooms and bathroom, part glazed double doors to the dining room and part glazed doors to the kitchen/breakfast room and to the:-

Sitting Room

5.41m" x 3.91m" (17'9" x 12'10")
Two windows to the side aspect. Ceiling lights. Coved. Two radiators. Power and television points. Fireplace with timber mantel, polished stone slip and hearth and wood burning stove. Arch to the dining room and sliding patio door to the:-

Conservatory

3.35m x 3.10m" (11' x 10'2")
Maximum measurements. Constructed of wood frame and dwarf wall with double glazed windows and doors, pitched roof with combined ceiling light and fan. Radiator. Power points. Tiled floor. Double doors out to the rear garden.

Dining Room

4.19m" x 2.69m" (13'9" x 8'10")
Sliding patio leading out to the rear paved seating area Ceiling light. Coved. Radiator. Power points. Wood effect laminate flooring.

Kitchen/Breakfast Room

5.44m" x 2.69m" (17'10" x 8'10")
Enjoying a double outlook with window to the side and overlooking the rear garden. Recessed ceiling lights. Coved. Radiator. Central heating programmer. Power and telephone points. Television connection. Fitted with a range of kitchen units consisting of floor cupboards - some with drawers, separate set of slim drawers, deep pan and cutlery drawers, larder/broom cupboards and eye level cupboards and cabinets with counter lighting under. Good amount of work surfaces. Part tiled walls. One and half bowl sink and drainer with mixer tap. Integrated dishwasher. Induction hob with extractor hood over. Built in double electric oven with storage cupboards above and below. Vinyl flooring. Natural wood panelled door to the:-

Utility

Window with tiled sill to the side and glazed door opening to the side path. Ceiling light. Coved. Recessed storage cupboard. Fitted with work surface, one and half bowl sink and drainer with mixer tap and floor cupboard under plus space and plumbing for a washing machine and further appliance. Part tiled walls. Radiator. Power points.

Bedroom One

3.28m" x 3.58m" (10'9" x 11'9")
Measurement to front of wardrobe - Window to the side with view over the drive. Ceiling light. Coved. Radiator. Power and television points. Fitted with a range of wardrobes with hanging rails, shelves and drawers. White panelled door to the:-

En-Suite Shower Room

Obscured glazed window to the side elevation. Ceiling light. Wall mounted corner mirror fronted bathroom cabinet. Fitted with a suite consisting of pedestal wash hand basin with mixer tap, low level WC, tile shower cubicle and bidet with mixer tap. Tiled walls. Radiator.

Bedroom Two

3.58m" x 3.91m" (11'9" x 12'10")
Maximum measurement - Bow window overlooking the drive to the front. Ceiling light. Coved. Radiator. Power points.

Bedroom Three

2.64m" x 2.59m" (8'8" x 8'6")
Window overlooking the drive to the front. Ceiling light. Coved. Radiator. Power points.

Bathroom

Obscured glazed window to the side elevation. Ceiling light. Coved. Tiled walls. Radiator. Fitted with a suite consisting of tiled shower cubicle, bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and low level WC.

The Annexe

Kitchen/Dining Room

4.85m" x 2.44m (15'11" x 8')
Part glazed front door open into a good sized combined kitchen and dining room. Two obscured glazed windows with leaded light inlay to the side. Ceiling light and recessed ceiling lights. Smoke detector. Wall mounted gas fired central heating boiler. Power points. Fitted with a range of modern country style kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. Generous amount of wood effect work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with mono tap. Integrated fridge, washing machine and freezer. Built in electric oven and gas hob with extractor hood over. Recessed wall cupboard housing the electrical consumer unit. Laminate flooring with heating under. Natural wood panelled door to the:-

Bedroom/Sitting Room

3.56m" x 2.79m" (11'8" x 9'2")
Window with leaded light to the front with outlook over the drive. Ceiling light. Smoke detector. Access to the loft space. Power and television points. Underfloor heating control. Natural wood panelled door to the:-

Shower Room

Obscured glazed window to the rear elevation. Ceiling light. Fitted with a modern suite consisting of large tiled shower cubicle with electric shower and extractor, pedestal wash hand basin with mono tap and low level WC with dual flush facility. Tiled walls. Wall mounted chrome heated towel rail. Tiled floor.

Outside

Parking and Garden

The property is approached from the road via a five bar timber gate onto a block paved drive with space to park about three cars. The rest of the frontage is laid to lawn. Double timber gates open to the side of the bungalow where there is a covered area/carport and gate from here leading out to the rear garden. The garden is laid to lawn with raised beds retained by stone walls. There are two sheds and a greenhouse, outside lights and water tap. The rear garden is fully enclosed and enjoys a high degree of privacy. There is another gate to the opposite side of the bungalow, which opens to a paved path leading to the back door and further gate to the front garden.

Useful Information

Energy Efficiency Rating D
Council Tax Band E - Annexe Band A
uPVC Double Glazed Windows and Doors - Conservatory Wood Framed
Gas Fired Central Heating - underfloor heating in the annexe
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. The property is located on the right hand side - a few properties up from the church. 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.