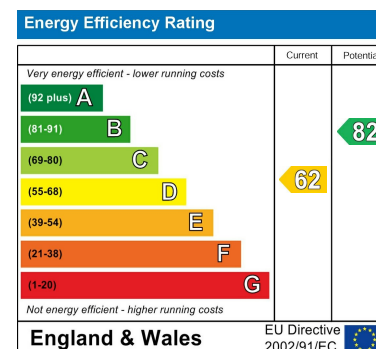




Total area: approx. 80.5 sq. metres (866.9 sq. feet)



## Townsend Green Henstridge

Guide Price  
£245,000

\*\*\* THREE BEDROOMS \*\*\* OFF ROAD PARKING \*\*\* BEAUTIFUL KITCHEN \*\*\* UTILITY \*\*\* DINING ROOM \*\*\* PRIVATE SECURE GARDEN \*\*\*

A very much improved linked family home situated at the top of a quiet cul de sac on the fringe of this popular Somerset village. Henstridge boasts a local shop with post office, two public houses, a highly rated primary school and a church. The village also has good communication links with the A30 being close by providing easy access to Shaftesbury and Sherborne. Over the last five years the property has been subject to a programme of rejuvenation, including a new kitchen. Outside, there is a large timber shed and covered seating area. The property also benefits from uPVC double glazing. This lovely home must be viewed to really appreciate the work that has been carried out and to see how easily it would meet a host of potential buyers' needs.

In brief the ground floor accommodation consists of useful entrance porch, two reception rooms that can be used as required and are interchangeable, kitchen and utility. On the first floor there is the bathroom and three generously sized bedrooms. Outside, the garden has been landscaped for ease of maintenance and is arranged on two levels with a covered seating area. There are two allocated parking spaces in the adjacent car park.

Energy Efficiency Rating D - Council Tax Band B - DRAFT DETAILS

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Sturminster Newton  
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## ACCOMMODATION

### Ground Floor

#### Porch

Part pane glass door opens into the porch. Window to side elevation. Ceiling light. Coved. Electric panel heater. Electrical consumer unit. Coat hooks. Door to the:-

#### Sitting Room

3.63m" x 4.72m" (11'11" x 15'6")

Window to the front. Reflective lighting and recessed ceiling lights. Smoke detector. Coved. Radiator. Power, telephone and television points. Stairs rising to the first floor with step lighting and cupboard below. Fitted display/book shelves. Door to the kitchen. Laminate flooring. Built in fish tank and opening into the:-

#### Dining Room

3.02m" x 3.20m" (9'11" x 10'6")

Window overlooking the rear garden. Door to the side opening to the sun terrace. Skylights. Recessed ceiling lights. Radiator. Power and telephone points. Television connection. Engineered Oak flooring.

#### Kitchen

3.61m" x 2.77m" (11'10" x 9'1")

Window to side. Window into the utility. Recessed ceiling lights. Radiator. Fitted with a range of kitchen units consisting of floor cupboards, separate drawer unit with deep pan and cutlery drawers, pull out larder rack, larder cupboard and eye level cupboards. Generous amount of laminate work surface. Part tiled walls. Ceramic one and half bowl sink and drainer with swan neck mixer tap. Built in eye level double electric oven with storage cupboards above and below. Housing for a fridge/freezer. Induction hob with extractor hood over. Marble tiled floor. Fully glazed door to the:-

#### Utility Area

1.17m" x 2.44m (3'10" x 8')

Window to side and to rear overlooking the garden. Ceiling light. Power points. Part tiled walls. Work surface matching the kitchen with space and plumbing for a washing machine beneath and tumble dryer concealed behind double doors matching the kitchen units. Ceramic tiled floor. Part pane glass stable door to the courtyard garden.

### First Floor

#### Landing

Window to the front. Ceiling light. Power point. White panelled doors to all rooms.

#### Bedroom One

2.92m" x 3.63m" (9'7" x 11'11")

Window to the front with partial view over the trees to fields. Ceiling light with fan. Bedside switching. Radiator. Power points.

#### Bedroom Two

3.61m" x 2.77m" (11'10" x 9'1")

Window overlooking the rear garden. Ceiling light. Smoke detector. Radiator. Power points. Airing cupboard housing bottled gas fired combination central heating boiler and fitted with slatted shelves. Laminate flooring.

#### Bedroom Three

3.63m" x 2.16m" (11'11" x 7'1")

Measurement excludes the doorway. Window overlooking the rear garden. Ceiling light. Radiator. Built in display/book shelves.

#### Bathroom

2.62m" x 1.42m" (8'7" x 4'8")

Obscured glazed window to rear elevation. Inset spot lights. Extractor fan. Access to loft space. Suite comprising - bath with shower over, low level WC and vanity oval wash hand basin. Fitted medicine cabinet with storage above. Part tiled walls. Chrome heated towel rail. Shaver socket. Vinyl flooring.

### Outside

#### Garden

The rear garden has is arranged on two levels and has been landscaped with ease of maintenance in mind. Immediately to the rear of the house there is a paved sun terrace with gate leading to the allocated parking spaces and an outside tap. Steps lead up to a decked seating area which is partly bordered by raised flower and shrub beds and has an apple and a pear tree. There is also a large timber shed and covered seating area. The garden is fully enclosed and enjoys a sunny aspect.

### Directions

#### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through the first calming system and turn left. Follow the road round. The property will be found on the right hand side at the end of the cul de sac. Postcode BA8 0TS



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.