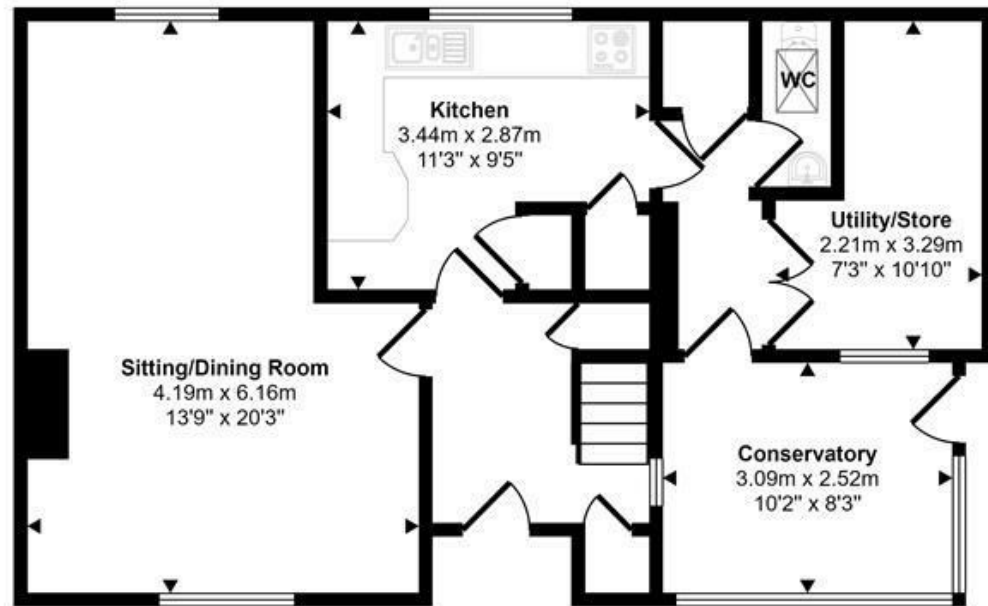
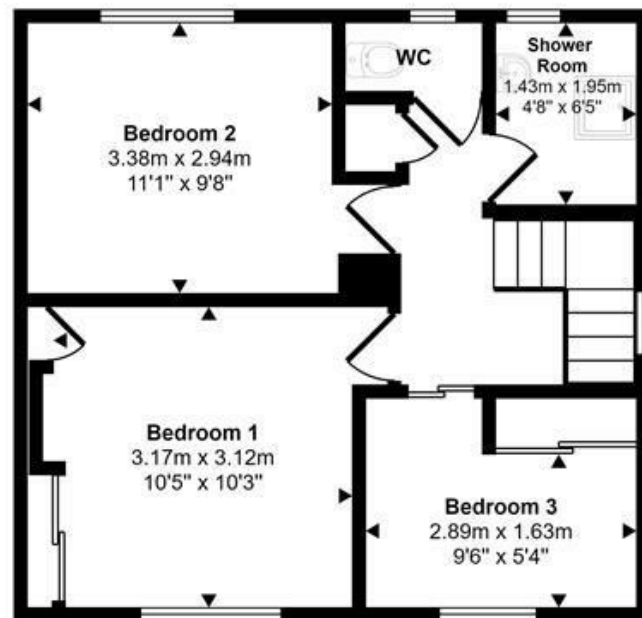


Approx Gross Internal Area
101 sq m / 1082 sq ft



Ground Floor
Approx 60 sq m / 641 sq ft



First Floor
Approx 41 sq m / 441 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.



Lower Road
Stalbridge

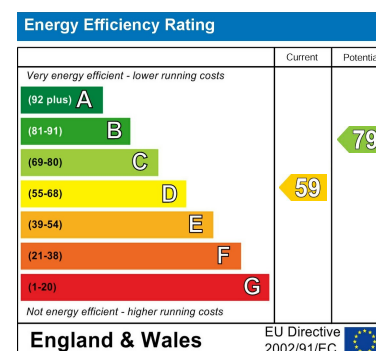
Asking Price
£285,000

A bright and roomy semi detached family home with some countryside views in the distance, three good sized bedrooms, and presented to the market with no onward chain. The property sits in a good sized plot and is within an easy walk to the town centre. Stalbridge is reputed to be the smallest town in Dorset and caters well for everyday essentials with an award winning supermarket, family run butchers, post office and dental surgery. There is also a community library, primary school and public house. This is the first time that the property has been brought to the open market having been a very much loved and enjoyed family home to our sellers. During this time it has been well maintained and offers the potential to updated to one's own taste and design plus there is the option to create a full utility room. The property enjoys an easy to use layout with large uPVC double glazed windows that allow plenty of natural light into the well proportioned rooms and will go a long way to satisfy the needs of many potential buyers. A viewing is essential to truly appreciated both the inside and outside space that the property offers, as well as the location. An early viewing is also urged to avoid missing out on being the next owner.

In brief, the ground floor accommodation consists of good sized bright entrance hall, through sitting/dining room, kitchen/breakfast room and an inner hall, which leads to the conservatory, cloakroom and store/utility. On the first floor there is a cloakroom, shower room and three good sized bedrooms two with fitted wardrobes. Outside, there is an attached workshop and bicycle shed, front garden and a large rear garden with shed.

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ACCOMMODATION

Ground Floor

Entrance Hall

The property is approached from the path to a storm porch. Part glazed uPVC front door opens into a good sized bright entrance hall with window to the side aspect. Ceiling light. Smoke detector. Radiator. Telephone point. Built in storage cupboard with hanging rail and shelves. Stairs rising to the first floor with cupboard under, fitted with shelves, glazed door to the kitchen and door to the:-

Sitting/Dining Room

Sitting Area - Window overlooking the front garden. Ceiling light. Carbon monoxide detector. Picture rail. Display/book shelves. Radiator. Power and television points. Fireplace with timber mantel, stone slip and hearth and coal effect gas fire. Television stand and shelves. Opens to the:-
Dining Area - Window with view over the rear garden. Ceiling light. Picture rail. Radiator. Power points.

Kitchen/Breakfast Room

Window with tiled sill overlooking the rear garden and partial rural view in the distance. Ceiling light. Extractor fan. Radiator. Power and television points. Fitted with a range of floor cupboards, separate drawer unit and eye level cupboards with open ended display shelves. Breakfast bar. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space and plumbing for a dishwasher - included in the sale if required. Built in double electric oven and ceramic hob. Integrated larder fridge. Glazed door to the:-

Lobby

Ceiling light. Smoke detector. Central heating programmer. Utility cupboard with space and plumbing for a washing machine and tumble dryer above - appliances may be included in the sale if required. Tiled floor. Doors to the store/utility and cloakroom and glazed door to the:-

Conservatory

Of uPVC double glazed construction with low brick wall, windows overlooking the front garden and to the side plus door opening to the side. Wall lights. Power points. Tiled floor.

Cloakroom

Skylight to the rear. Extractor fan. Low level WC and vanity wash hand basin. Radiator. Part tiled walls. Tiled floor.

Store/Utility

Potential to develop into a full utility room. Ceiling light. Access to the loft space. Radiator. Power points. Wood flooring. The chest freezer may be included in the sale if required.

First Floor

Landing

Stairs rise and return to the galleried landing with window to the side aspect. Ceiling light. Smoke detector. Access to the loft space. Airing cupboard housing the hot water cylinder and fitted with a slatted shelf.

Bedroom One

Window with outlook to the front aspect. Ceiling and wall lights. Radiator. Power and telephone points. Built in cupboard with shelves. Built in wardrobe with hanging rail and shelf plus overhead storage.

Bedroom Two

Window with view over the rear garden and partial countryside view in the distance. Ceiling light. Radiator. Power points.

Bedroom Three

Window with outlook to the front of the property. Ceiling light. Radiator. Power points. Fitted wardrobe with hanging rail, shelves and overhead storage.

Shower Room

Obscured glazed window to the rear elevation. Ceiling light. Wall mounted electric heater. Heated towel rail Bathroom cabinet. Fitted with a pedestal wash hand basin with mirror and light above and large walk in shower cubicle with laminate panelled walls, seat and electric shower. Vinyl flooring.

Cloakroom

Obscured glazed window to the rear elevation. Ceiling light. Extractor fan. Low level WC.

Outside

Gardens and Garage

The property is approached from the pavement via a gate that opens to a path, which leads to the rear and front gardens. The front garden is laid to lawn with borders planted with a variety of shrubs and flowers. The large rear garden has been divided into two areas. Immediately to the back of the house there is a workshop with bench and a bicycle shed plus a block paved seating area that leads to a curved lawn with beds planted with a host of trees, shrubs and flowers. The bottom part of the garden has been designed for vegetable growing with beds ready for planting. There is also a large shed. The garage is accessed on foot by a path leading from the vegetable garden, with vehicular access from Coppem Way.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazing - with a Georgian style bar
Gas Fired Central Heating - Boiler needs Replacing
Mains Drainage
Freehold
No Onward Chain

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 approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. The property will be found on the left hand side where there is a layby for parking. Postcode DT10 2NJ

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.