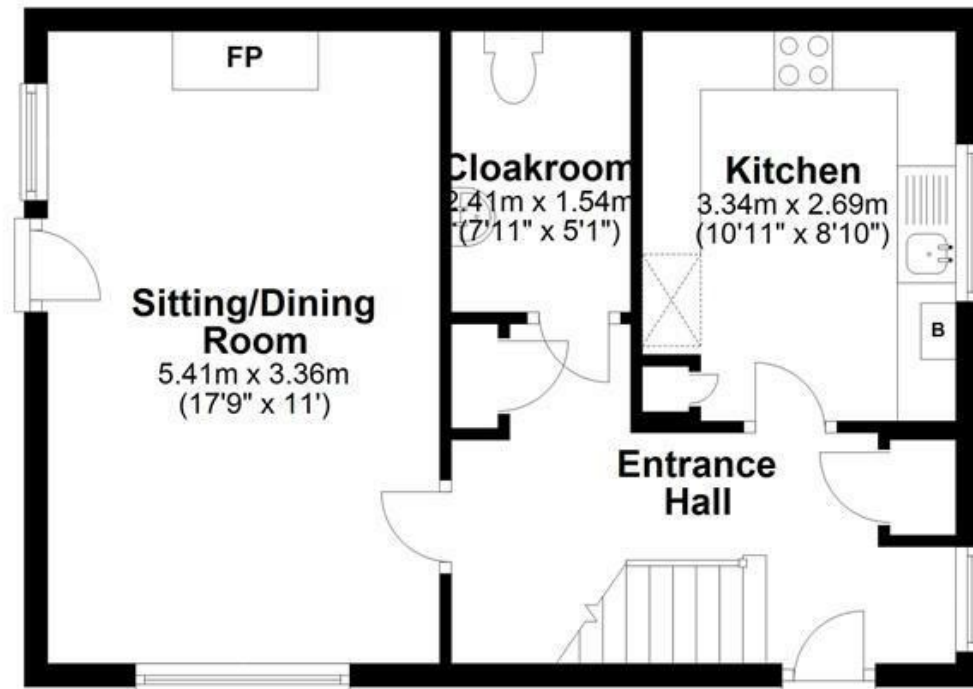


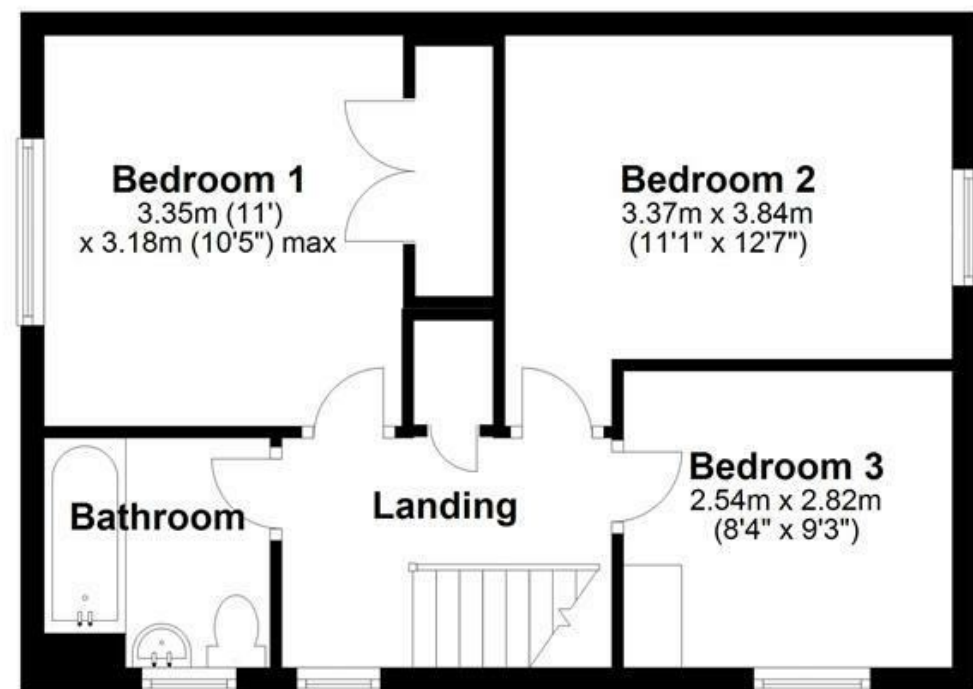
Ground Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.7 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
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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	69	
(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	



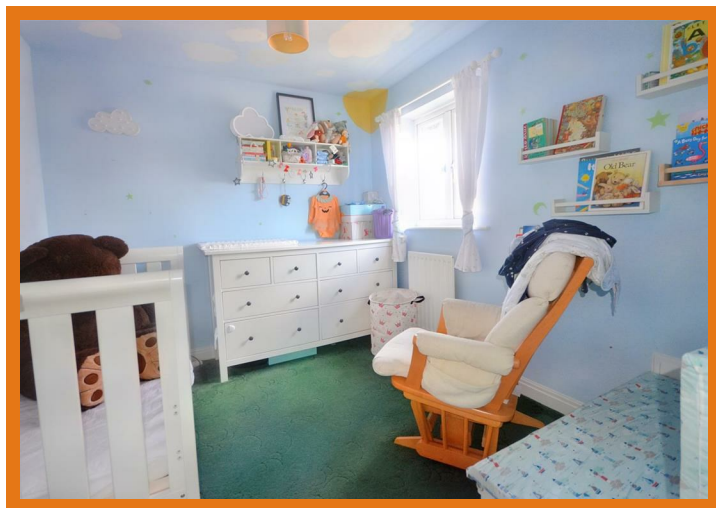
Field Close
Sturminster Newton

Guide Price
£285,000

A well proportioned detached family home offering a bright and nicely laid out interior with three generously sized bedrooms and enjoying a tucked away position off the main development. The property is located in a popular residential area of the town, close to some wonderful country and riverside walks, children's playground and with easy access to the town. Sturminster Newton provides an excellent range of facilities with a choice of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues. We believe that the property was built in the early 2000s and has been the much loved and enjoyed home to our sellers for about nine years. During this time it has been well maintained and improved with a replacement combination boiler five years ago and is operated by 'Hive' control. The property also has uPVC double glazing and has been recently decorated. This lovely home provides an easy to use layout and must be viewed to truly appreciate what is on offer - not just for the property itself but its' peaceful position. An early viewing is essential to avoid missing out on the opportunity to be the next lucky residents. Opportunity to buy 100% of this shared ownership property.

In brief, the ground floor accommodation consists of roomy and welcoming entrance hall with storage cupboards, good sized combined sitting and dining room with feature fireplace plus kitchen fitted with plenty of units. There is also a large cloakroom. On the first floor there is the bathroom and three generously sized bedrooms, main with built in wardrobes. Outside there is an enclosed private garden with gate leading out to the parking where there is space to park two to three cars.

Energy Efficiency Rating C - Council Tax Band C - Freehold



ACCOMMODATION

Ground Floor

Entrance Hall

Composite front door with inset glass pane and spy hole opens into a roomy and inviting entrance hall that enjoys a double aspect with window to the front and side. Ceiling light. Smoke detector. Coat hooks 'Hive' Control panel. Radiator. Two storage cupboards fitted with shelves. Laminate flooring. Stairs rising to the first floor with recess under and housing the electrical consumer unit. Doors to the cloakroom, kitchen and to the:-

Sitting/Dining Room

Enjoying a double aspect with window to the front and overlooking the garden to the side. There is also a glazed door to the side opening to the garden. Ceiling and recessed ceiling lights. Two radiators. Power and television points. Feature fireplace with coal effect electric fire.

Kitchen

Window with tiled sill to the side aspect. Ceiling light. Radiator. Wall mounted gas fired combination boiler. Power points. Fitted with a range of kitchen units consisting of tall cupboard fitted with shelves, floor cupboards with drawers and eye level cupboards. Good amount of wood effect work surfaces. Part tiled walls. Stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and dishwasher. Space for an American style fridge/freezer. Space for a slot in cooker. Vinyl flooring.

Cloakroom

Ceiling light. Extractor fan. Fitted with a wall mounted wash hand basin and tiled splash back with mirror fronted bathroom cabinet over and low level WC. Radiator. Tile effect vinyl flooring. This room is big enough to convert into a wet room or downstairs shower room.

First Floor

Landing

Stairs rise to a galleried landing with window to the front. Ceiling light. Smoke detector. Access to part boarded loft space fitted with a light. Power points. Linen cupboard fitted with shelves.

Bedroom One

Window to the side with partial view of trees and the playground in the distance. Ceiling light. Radiator. Power points. Built in double wardrobe with hanging rail and shelves.

Bedroom Two

Window to the side. Ceiling light. Wall shelves. Radiator. Power points.

Bedroom Three

Window to the front aspect. Ceiling light. Wall shelves. Radiator. Power points.

Bathroom

Obscured glazed window to the front elevation. Ceiling light. Extractor fan. Fitted with a suite consisting of low level WC, pedestal wash hand basin and bath with waterfall mixer tap and part tiled walls. Wall mounted bathroom cabinet. Vinyl flooring.

Outside

Garden and Parking

The property is approached from the private drive to a path leading to the front door. The remaining frontage is laid to gravel and planted with lavender bushes. The main garden lies to the side of the house and is partly laid to paving stone seating area, lawn and barked play space. There is a timber garden shed. A gate from the bottom of the garden opens to the parking where there is space to park at least two cars.

Directions

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. Turn right into Honeymead Lane, just before the school. Continue to the bottom of the hill and bear round to the left. Take the next right into Field Close and follow the road round to the right. The property will be found on the right hand side tucked away down a short drive. Postcode DT10 1QW

Important Information

Please note a service charge of approx. £7.84 a month may be payable to the estate for maintenance of grounds work and gardening.