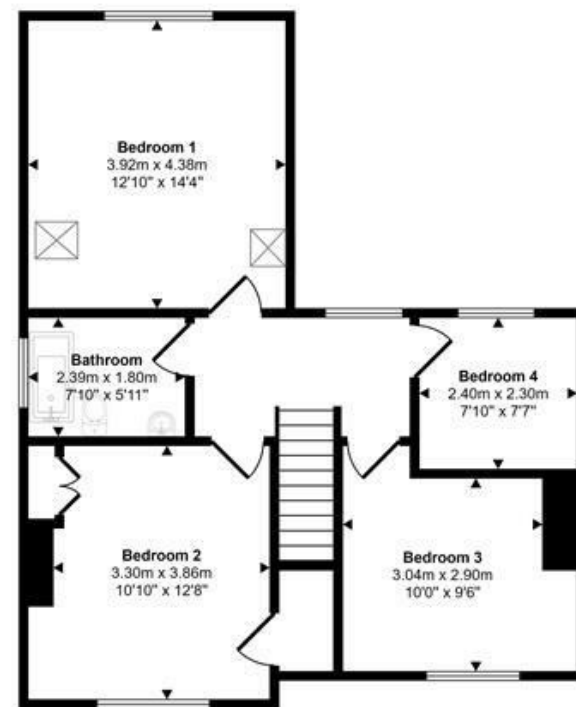


Ground Floor
Approx 80 sq m / 865 sq ft



First Floor
Approx 64 sq m / 687 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.

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Sturminster Newton
Dorset
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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	

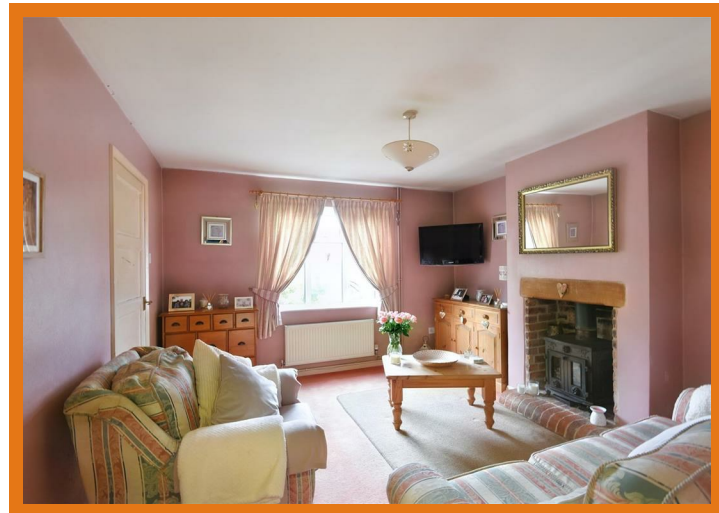


Burton Street
Marnhull

Guide Price
£400,000

A mature semi detached family home with four generously sized bedrooms, fabulous rear extension, boasting rural views and situated in the well served and popular village of Marnhull. The property is within walking distance to the centre where there is a public house, shop with post office and the village hall is just a few steps away and hosts a variety of events. The doctors' surgery with pharmacy and primary school are also close by. The property has been the loved and enjoyed home of our sellers for over twenty five years. During this time it has been well maintained and improved with an extension to the rear that has provided a large contemporary kitchen/dining room and utility plus a spacious main bedroom on the first floor. There is some finishing off to do, which will be left for the new owners to carry out, thereby giving plenty of scope for one's own choices. The property benefits from uPVC double glazing, gas fired central heating and sits in a good sized elevated plot. This lovely home offers well proportioned and comfortable accommodation that will meet many possible buyers' needs and must be viewed to really appreciate its' potential. An early viewing is suggested so as not to miss out on the chance of being the next owner.

In brief, the ground floor accommodation consists of entrance hall, sitting room with feature fireplace, living room with wood burner, versatile inner room with door to the cloakroom and to the large modern open plan kitchen and dining room. There is also a utility room. On the first floor there is the bathroom and four bedrooms, three of which are double sized. Outside, there is parking for two cars, workshop with power and good sized front and rear gardens.



ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed timber front door opens into the hall. Ceiling light. Telephone points. Stairs rising to the first floor and doors to the living room and to the:-

Sitting Room

Window to the front. Coved. Wall lights. Two radiator. Power and television points. Feature fireplace with 'Adams' style surround, marble effect slip and hearth plus coal effect gas fire. Feature arch to one side of the chimney breast.

Living Room

Window to the front with partial field view and of the church tower. Ceiling light. Radiator. Power and television points. Fireplace with timber beam, brick hearth and wood burner. Pane glass door to:-

Versatile Room

This room is in need of finishing off and gives a blank canvas to fulfil one's own needs. Ceiling light. Power points. Door to understairs cupboard and door to the cloakroom and to the:-

Kitchen/Dining Room

A fabulous addition. Kitchen Area - Window to the rear. Recessed ceiling lights. Smoke detector. Power and telephone points. Fitted with a range of stylish, country look soft closing kitchen units consisting of floor cupboards with pull out corner carousels, slim set of drawers, further drawers with cutlery and deep pan drawers, pull out bin store and eye level cupboards with counter lighting under. Generous amount of wood work surfaces. Butler style sink with swan neck mixer tap. Integrated dishwasher and fridge/freezer. Fireplace effect housing for a range cooker. Tiled floor with underfloor heating. Door to the utility and opening to the:-

Dining Area - Double doors opening out to the paved seating area. Lantern style roof. Recessed ceiling lights. Part wood panelled walls. Power and television points. Heating control. Tiled floor with heating under.

Utility

Window and door to the side of the property. Recessed ceiling lights. Extractor fan. Coat hooks. Power points. Fitted with floor and eye level cupboards, work surface and one and half bowl stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and for a tumble dryer. Cupboard housing the gas fired boiler and hot water cylinder and further cupboard fitted with slatted shelves. Tile floor with underfloor heating.

Cloakroom

Offering potential to create a downstairs shower room. Two obscured glazed windows to the side elevation. Ceiling light. Radiator. Exposed brick work.

First Floor

Landing

Stairs rise to a good sized bright landing with window to the rear, overlooking the rear garden and the adjoining fields. Ceiling light. Access to the loft space. Radiator. Power points.

Bedroom One

Skylights to either side and window to the rear with view over the adjoining fields. Recessed ceiling lights. Radiator. Power and television points.

Bedroom Two

Window with outlook to the front and view over the fields and the church tower. Ceiling light. Radiator. Power points. Storage cupboard. Walk in wardrobe with hanging rail and shelf.

Bedroom Three

Window to the front with a view over the fields. Ceiling light. Wall shelves. Radiator. Power points. Television connection. Old Victorian style fireplace.

Bedroom Four

Window with outlook over the rear garden and fields. Ceiling light. Radiator. Power points.

Bathroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Radiator. Fitted with a contemporary suite consisting of vanity style wash hand basin with waterfall mono tap and tiled splash back, low level WC with dual flush facility and bath with waterfall mixer tap and shower attachment with choice of monsoon or hand held shower head, full height tiling to the surrounding walls and folding screen. Ceramic tiled floor.

Outside

Parking and Gardens

The property is approached from the road onto a tarmac drive, which leads to the rear of the house where there is gravelled parking for two cars and an outside tap. The front garden is laid to lawn and planted with a variety of shrubs. The rear garden is accessed from the parking via a metal gate that opens to a paved seating area to the back of the house. A path leads to the workshop, which has window to the side overlooking the parking and fitted with light and power. The rest of the back garden is laid to lawn with planted with an array of shrubs. There is also a garden shed. The garden is fully enclosed by mature hedgerow and enjoys good privacy.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
Gas Fired Central Heating
uPVC Double Glazing
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 will be found on the right hand side just after the turning for the village hall. Postcode DT10 1PR

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.