



Total area: approx. 143.6 sq. metres (1546.1 sq. feet)

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	



Drovers  
Sturminster Newton

Offers In Excess Of  
£425,000

A wonderful chance to purchase an attractive and immaculately presented semi detached family home, offering deceptively well proportioned accommodation with five double bedrooms, two en-suites shower rooms and a roof terrace that boasts some delightful views over roof tops to the hills and woodland in the distance. The property enjoys a prime location, just a few strides to the town centre of Sturminster Newton where there is a selection of independent shops and chain stores, doctor and dentist surgeries and a range of entertainment venues. Schooling for all ages is also easily accessible. This is the first time that the property has been brought to the market for sale, having been the very much cherished and enjoyed home to our sellers for the last seventeen years whom bought the property off plan. As such, this lovely home benefits from many extra and upgraded features, such as granite work surfaces in the kitchen, chrome electrical sockets and the feature fireplace has a marble surround as well as being fitted with larger shower cubicles and a spa bath. The drive has been extended to allow parking for two cars, a personal door installed in the garage for access to the garden and in 2020 a new hide and slide oven was fitted and a new fridge/freezer installed in 2023. This fabulous home has been exceedingly well cared for and is offered for sale in impeccable order benefitting from an easy to use layout with flexibility as to how the rooms are used. It is vital that this property be viewed to truly appreciate what it has to offer and how it will satisfy many potential buyers' needs. An early viewing is urged to avoid missing out on being the second owner.

The accommodation is arranged over three floors - on the ground floor there is the entrance hall, double aspect sitting room with feature fireplace and a large combined kitchen and dining room with plenty of storage cupboards and built in appliances. In addition, there is a utility and cloakroom. On the first floor there is a bathroom and three double sized bedrooms, one with an en-suite shower room. On the second floor there is a further bathroom, two double bedrooms, principal with en-suite shower room and access to the roof terrace. Outside, there is driveway parking and a garage plus courtyard style garden. DRAFT DETAILS

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

uPVC front door with inset glass pane opens into a bright and welcoming entrance. Ceiling light. Smoke detector. Central heating thermostat. Radiator. Power points. Tiled floor with inset coir matting. Stairs rising to the first floor and white panelled doors to the kitchen/dining room and to the:-

#### Sitting Room

Benefitting from a double aspect with window to the front and sliding patio door leading out to the rear garden. Ceiling lights. Radiator. Power, telephone and television points. Feature fire with marble surround and hearth plus electric fire.

#### Kitchen/Dining Room

Dining Area - Window overlooking the front garden. Ceiling lights. Radiator. Power, telephone and television points. Tiled floor. White panelled door to the understairs cupboard and the utility and opening to the:-

Kitchen Area - Window with tiled sill overlooking the rear garden. Recessed ceiling lights. Power points. Wall cupboard housing the gas fired central heating boiler. Central heating programmer. Fitted with a range of modern kitchen units consisting of floor cupboards with drawers and eye level cupboards with counter lighting under. Generous amount of granite work surfaces with tiled splash back and inset one and half bowl sink with mixer tap. Integrated dishwasher and fridge/freezer. Built in eye level electric oven with hide and slide door, microwave over plus further storage cupboards above and beneath. Ceramic hob with extractor hood above. Tiled floor.

#### Utility

Ceiling light. Extractor fan. Wall mounted electrical consumer unit. Power points. Work surface with tiled splash back, eye level cupboard above and space and plumbing for a washing machine under plus space for a tumble dryer. Tiled floor. White panelled door to the:-

#### Cloakroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Extractor fan. Heated towel rail. Fitted with a vanity wash hand basin with mono tap and tiles splash back and low level WC with dual flush facility. Tiled floor.

### First Floor

#### Landing

Stairs rise to a bright and spacious first floor landing. Ceiling lights. Smoke detector. Radiator. Power points. Airing cupboard housing the hot water cylinder. Stairs rising to the second floor and white panelled doors to all rooms.

#### Bedroom Two

Maximum measurements on the floor plan. Enjoying a double aspect with window to the rear aspect and window plus stained glass porthole window to the front aspect. Ceiling light. Two radiators. Power, telephone and television points. White panelled door to the:-

#### En-Suite Shower Room

Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Part tiled walls. Heated towel rail. Fitted with a suite consisting of pedestal wash hand basin with mono tap and shaver socket to the side, low level WC with dual flush facility and large tiled shower cubicle with sliding door and mains shower. Herringbone pattern wood effect vinyl flooring.

#### Bedroom Three

Window to the front of the property. Ceiling light. Radiator. Power points.

#### Bedroom Four

Currently used as the study. Window to the front aspect. Ceiling light. Radiator. Power, telephone and television points.

#### Bathroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light.

Extractor fan. Radiator. Fitted with a suite consisting of bath with mixer tap, mains shower over and full height tiling to the surrounding walls, low level WC with dual flush facility and pedestal wash hand basin with mono tap, tiled splash back and shaver socket to the side. Herringbone pattern wood effect vinyl flooring.

### Second Floor

#### Landing

Stairs rise to the second floor with window to the rear part way up. Ceiling light. Smoke detector. White panelled doors to all rooms.

#### Bedroom One

Enjoying a double outlook with window to the front and sliding patio door out to the roof terrace. Ceiling and wall lights. Smoke detector. Radiator. Power, telephone and television points. White panelled door to the:-

#### En-Suite Shower Room

Recessed ceiling lights. Extractor fan. Radiator. Part tiled walls. Fitted with a suite consisting of low level WC with dual flush facility, pedestal wash hand basin with mono tap and shaver socket to the side and large tiled shower cubicle with sliding door and main shower. Vinyl flooring.

#### Roof Terrace

Enclosed by brick wall and laid to artificial grass. Boasting a fabulous view over roof tops and the town to the hills and woodland in the distance.

#### Bedroom Five

Currently used as a hobbies/dressing room. Window to the front aspect. Ceiling light. Radiator. Power points.

#### Bathroom

Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Chrome heated towel rail. Fitted with a modern suite consisting of 'Spa' bath with mixer tap and tiled splash back, low level WC with dual flush facility and pedestal wash hand basin with tiled splash back and shaver socket to the side. Vinyl flooring.

### Outside

#### Drive and Garage

The property is approached from the road onto a tarmac drive, which has been extended to provide parking for two cars. The larger than average garage has an up and over door, fitted with light and power plus loft storage. Personal door opens to the rear garden.

#### Courtyard Style Garden

The front garden has been laid to gravel for easy maintenance and extra parking. The rear garden has been attractively landscaped with raised planters and laid to paving stones. There is an outside tap and steps lead down to the security gate. The garden is fully enclosed, enjoying a sunny aspect.

#### Useful Information

Energy Efficiency Rating tba  
Council Tax Band E  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Directions

##### From Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers where the property will be found on the right hand side just after Montebourgh House entrance. Postcode DT10 1QY.



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