

Floorplan

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.



Upland Close, Broad Oak Sturminster Newton

Guide Price
£700,000

A wonderful opportunity to purchase a fabulous three double bedroom detached bungalow, which has been completely refurbished and transformed into a stylish and contemporary home. The property boasts an elevated position, commanding some far reaching views over the Blackmore Vale countryside and is located in the small hamlet of Broad Oak, which has access to some beautiful countryside walks, including Piddles Wood and of historical interest, Fiddleford Manor is not far away. Just a mile away is the market town of Sturminster Newton where there is a selection of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries and a range of entertainment venues. The property dates to the 1970s and over the last five years our sellers have carried out a programme of modernisation to create an 'on trend' home with a large open plan living space, which provides an excellent social space for family and friends to gather and flows seamlessly out to the balcony - a fabulous place, where memories will be made. The kitchen area has been fitted with a range of soft closing, custom coloured units with some built in appliances and Minerva work surfaces. Two of the bedrooms have benefitted from the addition of dressing rooms and en-suites, which have been fitted with high quality fixtures, including Minerva work surfaces and finishing touches with tooth brush chargers and chic taps. The shower room is also completed with the same accessories. The bungalow has either Karndean flooring or carpet throughout with underfloor heating, state of the art smart 'Alexa' lighting and windows that benefit from tilt and turn facility. Outside, the gardens have been beautifully landscaped and provide seating areas that take in the sun and views throughout the day. This is truly a visionary home that must be viewed to really appreciate what it has to offer. An early viewing is strongly urged so as not to miss out on being the next lucky owner.

In brief, the inside accommodation consists of bright and welcoming reception hall, which opens to an inner hall and into the fabulous open plan living space with large sliding door out to the balcony in the sitting area, dining area and kitchen, which is fitted with a range of soft closing kitchen units and some built in appliances. There is also a utility room, office and shower room, plus three double bedrooms, two with dressing room/walk in wardrobes and en-suite facilities. Outside, there is a generously sized

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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	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ACCOMMODATION

Inside

Reception Hall

Contemporary front door with full height opaque window to the side opens into a spacious and welcoming reception hall. Recessed ceiling lights. Smoke detector. Access to the part boarded loft space with drop down ladder and fitted with a light. Control for the under floor heating. Wood effect Karndean flooring with heating under and ceramic tiled skirting boards. Oak veneered doors to the shower room, bedrooms and office. Opening to the:-

Open Plan Living Space

Sitting Area - Full height picture window to the side with wonderful rural view and large sliding door with full height picture window to the side opening to the balcony - again with countryside views. Recessed ceiling lights. Power and television points. Wood effect Karndean flooring with underfloor heating.

Dining Area - Central ceiling light.

Kitchen Area - Lantern style roof and tilt and turn doring with full height windows to either side, opening to the balcony to the front of the bungalow. Recessed ceiling lights. Power points. Fitted with a range of soft closing, seamless kitchen units consisting of tall larder cupboard with pull out shelves, floor and eye level cupboards. Minerva work surface with inset stainless steel sink and swan neck instant hot water tap with glass splash back. Housing for an American style fridge/freezer. Built in steam oven and regular oven, both with hide and slide doors plus a built in coffee machine. Central island with lighting above and composite work surface, deep drawers and floor cupboards plus hob with built in extractor fan.

Office/Study

Window overlooking the frontage. Recessed ceiling lights. Power points. Wood effect Karndean flooring with heating under.

Utility

Part glazed door to the rear garden. Recessed ceiling lights. Extractor fan. Power points. Cupboard housing the boiler, pressurised hot water cylinder and underfloor heating pumps. Broom cupboard housing the electrical consumer unit. Space and plumbing for a washing machine with space above for a tumble dryer. A range of built in storage shelves and coat hooks. Stainless steel unit with sink and drainer, aerator swan neck mixer tap and tiling to the surrounding walls. Wood effect Karndean flooring with heating under.

Principal Bedroom

Large sliding door and full height picture window to the side open to the rear garden. Recessed ceiling lights. Power and television points. Carpeted with underfloor heating. Opens to the:-

Dressing Area/Walk in Wardrobe

Recessed ceiling lights. Fitted with hanging rails, drawers and shelves. Dressing table with mirror and Hollywood lights. Carpeted with underfloor heating. Door to the:-

En-Suite Bathroom

Recessed ceiling lights. Extractor fan. Ceramic tiled walls. Chrome heated towel rail. Fitted with a stylish modern suite consisting of shower area with main shower and choice of hand held or monsoon shower head, bath with central tap and combined unit of vanity wash hand basin with wall mounted taps and wall mounted WC with dual flush facility and concealed cistern. There is also a wall mounted mirror with lighting above and charging point for a toothbrush. Tiled floor.

Bedroom Two

Window with outlook over the drive to the front. Recessed ceiling lights and wall mounted bedside lights. Power points. Carpeted with underfloor heating. Oak veneer door to the en-suite and opening to the dressing/walk in wardrobe.

En-Suite Shower Room and Dressing Room

En-Suite - Recessed ceiling lights. Extractor fan. Ceramic tiled walls. Wall

mounted chrome heated towel rail. Fitted with a stylish suite consisting of shower area with mains shower and choice of hand held or monsoon shower head, vanity wash hand basin with mixer tap, toothbrush charging point, mirror and light above and wall mounted WC with dual flush facility and concealed cistern. Tiled floor with underfloor heating.

Dressing/Walk in Wardrobe - Recessed ceiling lights. Fitted with hanging rails and racks. Dressing table with mirror and Hollywood lights.

Bedroom Three

Window with outlook over the rear garden. Recessed ceiling lights and wall mounted bedside lights. Power and television points. Carpeted with underfloor heating.

Shower Room

Recessed ceiling lights. Tiled walls. Chrome heated towel rail. Fitted with a stylish modern suite consisting of wall mounted WC with dual flush facility and concealed cistern, wall hung wash hand basin with mixer tap and toothbrush charger to the side and illuminating mirror over plus large walk in shower cubicle with mains shower and choice of hand held or monsoon shower head. Slate effect tiled floor.

Outside

Carport and Parking

The property is accessed via remote controlled double gates that open onto a generously sized block paved drive with space to park two to three cars comfortably or for boat, caravan or motorhome storage. There is also a carport with light and power plus electric charging point. There is also a door from the carport into the work shop, which is fitted with light and power and has a door to the rear garden.

Gardens

To one side of the drive there is an area, which is planted with a variety of grasses and shrubs. A path leads along the side of the property to the rear garden. This has been beautifully landscaped with a large paved balcony with glass balustrades to the rear of the property that takes in a fabulous view over the nearby countryside. The paving continues to the end of the bungalow where there is another seating area. Shallow steps lead down to the lawn, There are planters and trellis, which divide the formal garden from the productive vegetable garden, where there is also a chicken run and greenhouse plus timber garden shed. There is also a further paved seating area that looks down over the rear garden. The garden is fully enclosed, boasts a sunny and quite private aspect.

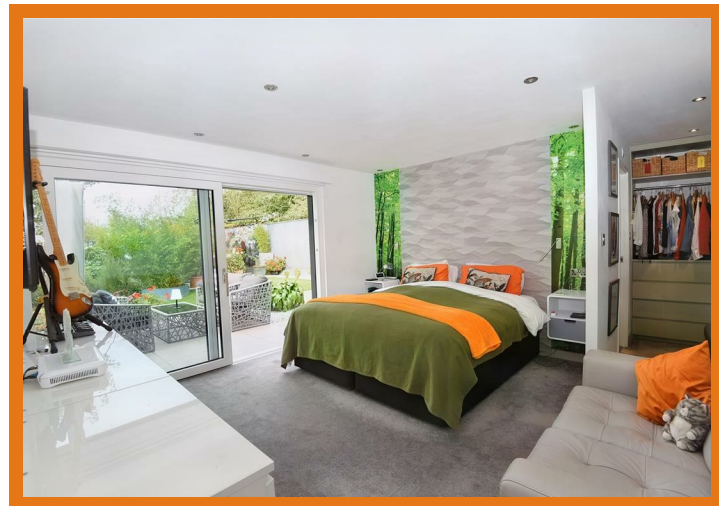
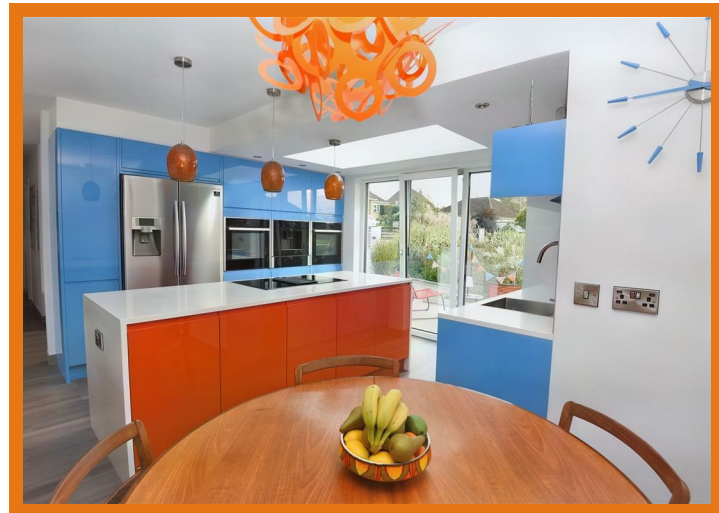
Useful Information

Energy Efficiency Rating tba
Council Tax Band D
uPVC Triple Glazing
Gas Fired Underfloor Heating
Mains Drainage
Freehold

Directions

From the Sturminster Newton Office

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. At the Bull Inn take a right turn signposted Broad Oak. Continue along this road for just under a mile - pass the turning for Copse Hill and take the next turning left into Uplands. The property will be found on the left hand side towards the end of the cul de sac. Postcode DT10 2HL



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.