



Total area: approx. 56.2 sq. metres (604.8 sq. feet)

1 Market House
Market Place
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	88



Jacobs Ladder
Child Okeford

Guide Price
£294,000

A bright and roomy semi detached bungalow with two good sized bedrooms, presented to the market with the bonus of no onward chain and enjoying an ideal position just a short walk to the village centre. The property is located in the sought after and desirable village of Child Okeford, which benefits from a post office/stores with tea room, village hall, doctors surgery and primary school. The village also boasts a church, two public houses, a garden centre and an organic farm shop, art gallery and café.

The property has recently been tastefully reconfigured and refurbished to provide a stylish and contemporary home that satisfies today's trends and expectations. The quality and attention to detail of the modernisation is apparent immediately on sight of the bungalow. From the Cotswold stone chipping drive to the smell of the freshly laid bark and modern front door - you know you are on to a good thing - and the inside will not let you down! The two bedrooms are flooded with plenty of natural light and boast new carpets with the rest of the floors being laid to wood effect Karndean. The spacious open plan living space has double doors to the conservatory where you can enjoy the sun all year round and has a delightful view down the cul de sac to countryside beyond. For those winter nights the doors may be shut, keeping the open plan area snug and cosy. The kitchen has been fitted with soft closing units from Howdens and has some built in appliances and the shower room is practical yet elegant in its fittings.

The sunny private garden is perfect for enjoying a cup of tea in the morning or hosting a summer barbecue. Additionally, there is a purpose-built shed that could easily be transformed into a home office for those looking to work from home.

Book a viewing now - this type of property, in this location, will not be available for long.



**The Property
Accommodation**

Inside

A contemporary, composite front door with three diamond shaped opaque glass panes opens into a bright and welcoming entrance hall with access to the insulated and partly boarded loft space with drop down ladder, fitted with light and housing the gas central heating boiler. There is also a good sized storage cupboard and oak doors to the bedrooms, shower room and open plan living space. This boasts a large window to the front with partial countryside view in the distance and double doors to the conservatory and opening to the designated kitchen area. This is fitted with a range of stylish modern soft closing units consisting of floor cupboards, separate drawer unit with cutlery tray and deep pan drawers plus eye level cupboards. There is a good amount of laminate work surfaces with matching upstand and sink and drainer with swan neck mixer tap. Included is an integrated dishwasher, induction hob with splash back and extractor hood above plus an eye level electric oven with storage cupboards above and below. The utility area provides space for an American style fridge/freezer and plumbing for a washing machine. The conservatory offers flexible usage and benefits from a solid roof, heating and views down the close to the countryside beyond as well as double doors opening to the side garden.

Bedroom one boasts a light interior with an outlook over the rear garden and plenty of space for freestanding bedroom furniture. Bedroom two is a generously sized single bedroom with plenty of natural light and a view over the front garden. The shower room has been fitted with a chic modern suite consisting of large walk in shower cubicle with part tiled walls, sliding glass door and mains shower with choice of monsoon or hand held shower head, vanity wash hand basin with sensor mirror above and a low level WC.

There is Karndean wood effect flooring throughout with the exception of the bedrooms, which are laid to carpet.

Outside
2.74m x 1.83m (9 x 6)
Parking and Garden

The property is approached from the cul de sac onto an L shaped drive that is laid to Cotswold stone chippings and provides parking for two cars. The rest of the frontage is laid to bark retained by timber edging and planted with apple and plum trees and partly enclosed by a picket fence. A gate to the side of the conservatory opens to the side garden, which has been grass seeded. There is path laid to Indian Sandstone paving along the side of the bungalow that leads to the rear garden. Immediately to the back of the property there is a seating area with Indian Sandstone paving again garden that has been grass seeded. There is

also a purpose built store (2.74 m x 1.83 m/9' x 6'), which has light and power and offers potential to create a work from home space. The garden enjoys a sunny aspect with a high degree of privacy and is fully enclosed by timber fencing.

Useful Information

- Energy Efficiency Rating C
- Council Tax Band B
- uPVC Double Glazing
- Gas Fired Central Heating from a Combination Boiler located in the attic
- Mains Drainage
- Freehold
- No Onward Chain

Directions

From Sturminster Newton
Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. After about 5 miles and just before Shillingstone, turn left towards Child Okeford. At the village take the first turning left by the school into Haywards Lane. Jacobs Ladder will be found on the right hand side - take the second turning for Jacobs Ladder and follow the road round the corner where the property will be found on the right hand side. Postcode DT11 8EA

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 firms employment has the authority to make or give any representation or warranty in respect of the property.