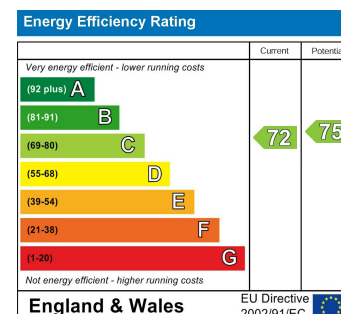


Total area: approx. 136.1 sq. metres (1464.5 sq. feet)



1 Market House  
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## The Gavel Sturminster Newton

Asking Price  
£300,000

A fabulous chance to purchase a well proportioned and well maintained end of terrace house with the accommodation arranged over three floors. There are three generously sized bedrooms, all enjoying some degree of countryside views in the distance and the town centre is on the doorstep. Sturminster Newton provides an excellent range of shops catering for everyday needs as well as schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues. For nature enthusiasts, there are many picturesque countryside and riverside walks close by, including the popular Trailway.

The property was built in 2004 and has been the much loved and enjoyed family home of our sellers for the last eight years. The house offers a well laid out interior that provides ample space for comfortable living with a good sized first floor sitting room with access to the balcony - perfect for a morning coffee or something stronger at the end of a busy day. There is also a generously sized kitchen/dining room with plenty of room for family meals or entertaining friends. The second floor is assigned to the principal bedroom, which has its own shower room and provides a private sanctuary within your own home.

Outside, the easy-to-maintain garden is ideal for enjoying the outdoors without the hassle of extensive upkeep and has enough room for alfresco dining and entertaining as well as for children's toys. There is also a garage and parking space.

This is a great home, in a prime location and will definitely tick the boxes for many potential buyers. A viewing is essential to truly appreciate all that this home has to offer.





**The Property  
Accommodation**

**Inside**

**Ground Floor**

A panelled front door with inset glass panel opens into a welcoming and good sized entrance hall with stairs rising to the first floor and white panelled doors to the kitchen/dining room and to utility/cloakroom. The floor is laid to slate effect vinyl flooring. From the dining/kitchen double doors lead out to the rear garden. The kitchen area is fitted with a range of floor cupboards with drawers and eye level cupboards plus a useful pantry. There is a good amount of work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer. There is a built in electric oven and gas hob with extractor hood over plus space and plumbing for a dishwasher and space for fridge/freezer. The floor is laid to slate effect vinyl flooring. The utility/cloakroom is fitted with a work surface with space and plumbing beneath for a washing machine. There is also a low level WC and pedestal wash hand basin. The floor is laid to wood effect vinyl.

**First Floor**

Stairs rise to a galleried landing with window to the side enjoying a partial view in the distance. There is the airing cupboard housing hot water cylinder, stairs rising to the second floor and white panelled doors to all rooms. The sitting

room has a window that overlooks the rear garden and glazed door opening to the balcony. There is a double bedroom and good sized single bedroom., both enjoying a front aspect and rural views in the distance. Also on the first floor is the main bathroom, this is fitted with a suite consisting of pedestal wash hand basin, low level WC with economy flush facility and bath with shower over and full height tiling to surrounding walls. The floor is laid to tile effect vinyl flooring.

**Second Floor**

Stairs rise to a small landing with window to the side aspect with view in the distance, access to the eaves storage and white panelled door to the main bedroom. This has a window to the front with view in the distance., access to the loft space and large storage cupboard. There is also an en-suite shower room.

**Outside**

**Garage and Parking**

There is a larger than average single garage with up and over door plus parking for an additional car in front under the carport.

**Garden**

The rear garden is mostly laid to lawn with paved seating area outside of the kitchen/dining room. The garden is fully enclosed and has a timber gate to the side.

**Useful Information**

Energy Efficiency Rating C  
Council Tax Band D  
uPVC Double Glazing  
Gas Fired Central Heating - the boiler was replaced two years ago.  
Mains Drainage  
Freehold

**Directions**

**From the 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 and turn left into The Gavel. Follow the road up to the left and the property will be found on the left hand side just before the right hand bend. Postcode DT10 1QX

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.