

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.



Partway Lane
Hazelbury Bryan Sturminster Newton

Guide Price
£465,000

Welcome to this charming detached bungalow located on Partway Lane in the desirable village of Hazelbury Bryan, Sturminster Newton. The bungalow offers well proportioned accommodation and sits in a quarter of an acre backing onto fields. The property benefits from uPVC double glazing throughout and oil fired central heating via radiators. During the time of ownership our seller has improved the property to a very high standard having redone the kitchen, shower room, completely re-wired and a new oil boiler and oil tank. The bungalow enjoys a good location, close to the village centre and within walking distance to the public house, primary school, village hall, and shop that caters for everyday needs. Further facilities are about five miles away in the market town of Sturminster Newton. A viewing is absolutely necessary to really appreciate this lovely and comfortable home and its location.

Situated in a desirable village setting, this bungalow offers a peaceful retreat from the hustle and bustle of city life. Whether you are looking for a permanent residence or a holiday home, this property provides the perfect blend of comfort and tranquillity.

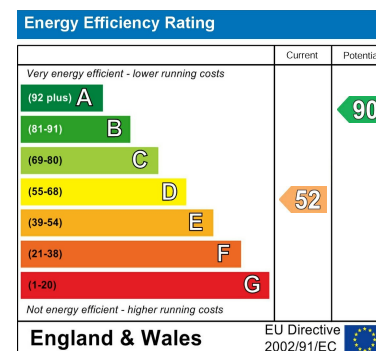
Don't miss the opportunity to make this detached bungalow your own and enjoy the idyllic lifestyle it has to offer in the heart of the English countryside

In brief, the inside accommodation consists of bright and welcoming entrance hall, sitting room with gas burning stove, kitchen/dining room with plenty of cupboards and built in appliances, three good sized bedrooms plus en-suite WC to bedroom one and main shower room. Outside there is generous parking on the gravelled drive, single garage and good sized sunny rear garden backing onto fields. Large front garden, the bungalow sits in a quarter of an acre.

Energy Efficiency Rating E- Council Tax Band D - DRAFT DETAILS

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





Entrance Hall

Pane glass door opens into an L shaped entrance hall. Porcelain tiled floor. Underfloor heating. Two storage cupboard. Access to loft space. The loft is fully insulated, partially boarded and has light, power and a ladder. Radiator. Power and telephone points. Oak veneer door leading to the:-

Sitting Room

Engineered oak flooring. Dual aspect with window overlooking the front garden and to the side. Power and television points. Fireplace with calor gas fire.

Kitchen Dining Room

Window overlooking the rear garden and fields beyond. Fitted with a bespoke range of shaker style cream fronted kitchen units consisting of floor cupboards with drawers, eye level cupboard. Good amount of Granite work surfaces. Butler style enamel sink. Integrated fridge/freezer. Built in electric double oven, gas hob supplied by bottled gas and extractor fan above. Built in slimline dishwasher. Built in washing machine. Underfloor heating. Slate tiled floor. Two tower radiators. Double aspect and UPVC French doors leading to the garden.

Bedroom One

Double glazed window looking over the rear garden and views. Carpet. Door to the:-

En-Suite WC

WC and hand basin. Towel rail. Lino flooring. Tiled splashback.

Bedroom Two

Double glazed window overlooking the front aspect. Carpet.

Bedroom Three/ Study

Currently used as a study but a comfortable single room. Double glazed window overlooking the front aspect.

Shower Room

Obscured glazed window to rear elevation. Tiled floor - ceiling. Walk in shower.

Garden

The property is approached from the end of the cul de sac onto a gravelled drive. The remainder of the front garden is laid to lawn with mature shrub and flower borders and interspersed with trees. The garden is enclosed by a picket fence. To one side of the property there is a timber shed and space for a caravan or boat and access to the rear garden. Again, the rear garden is mostly laid to lawn with a gravelled and a paved sun terrace immediately to the rear of the bungalow plus shrub and flower beds. There is also a greenhouse.

The garden enjoys a sunny and private aspect adjoining fields. The whole plot extends to just under a quarter of an acre.

Garage

Up and over door, power and lighting. Personal door to the rear garden.

Useful Information

Oil Fired Central Heating- Oil tank replaced two years ago
Mains Drainage



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.