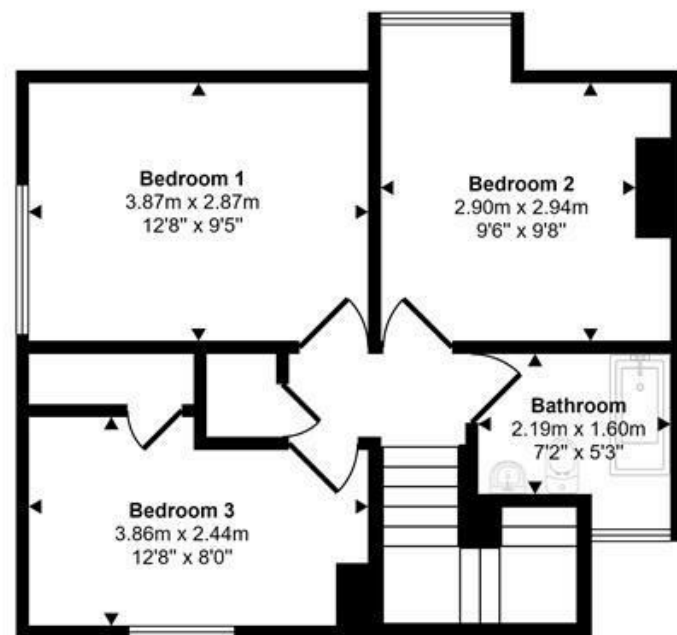


Ground Floor
Approx 48 sq m / 514 sq ft



First Floor
Approx 45 sq m / 485 sq ft

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.

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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	2002/91/EC



Coppern Way Stalbridge

Guide Price
£285,000

A chance to purchase a mature semi detached house with three double bedrooms, sitting in a large plot at the end of a quiet cul de sac and presented to the market with the bonus of no onward chain. The property is within easy reach of the town's facilities, which include an award winning supermarket, family run butchers, post office and dental surgery. There is also a community library, primary school and public house. The property is also close to some wonderful countryside walks and the nature reserve.

The property is perfect for a growing family and would make a great first time purchase or first time family home with plenty of scope to add your own finishing touches to truly make it your own. There is a good sized sitting room with plenty of room for a dining table and chairs and the wood burner gives a touch of warmth on those chilly days. The kitchen has recently been replaced, a new combination unit in the bathroom has been installed and the property was rewired in 2020, when a new consumer unit and updated sockets were fitted. The property also benefits from wholly owned solar panels that provide an income and help reduce expenditure. There is potential to add a conservatory or extend to the side/rear to create additional accommodation, if and when required, subject to the necessary permissions.

Outside, there is ample parking for multiple vehicles and the large garage has an inspection pit for car enthusiasts. The large rear garden presents a blank canvas for green-fingered individuals, offering the opportunity to create a bespoke outdoor space tailored to your preferences.

The property offers an ideal balance between peaceful surrounding and accessibility to amenities and must be viewed to fully appreciate all that it has to offer. Don't miss the chance to make this house your home and unlock its full potential. Book a viewing now!



The Property

Accommodation

Inside

Ground Floor

A part glazed uPVC front door opens into a good sized and inviting entrance hall with stairs rising to the first floor and a paned glass door into the kitchen. There is plenty of space for boots, shoes and coats plus for easy cleaning the floor is laid to wood effect vinyl. The kitchen enjoys an outlook over the front garden and is fitted with a range of modern Shaker style soft closing units consisting of floor cupboards, separate drawer unit, tall larder cupboards and eye level cupboards with open ended display shelves.

There is a good amount of wood effect work surfaces with tiled splash back and ceramic sink and drainer with a swan neck mixer tap. There is space for a slot in electric cooker, fridge freezer and plumbing for a washing machine. The floor is laid to wood effect vinyl. From the kitchen there is a door to the sitting/dining room, side lobby, which has a door to the drive and to the cloakroom.

The sitting room boasts a view over the rear garden with sliding patio door opening to the garden and also has a

fireplace with timber mantelpiece and wood burner on a slate hearth.

First Floor

Stairs rise and curve up to the landing where there is access to the loft space, airing cupboard housing the hot water cylinder plus doors to the bedrooms and bathroom. The bathroom is fitted with a suite consisting of bath with electric shower over and a combination unit of low level WC and vanity wash hand basin. For easy maintenance the walls are laminate panelled and the floor has tile effect vinyl flooring. All three bedrooms are double sized, two with built in wardrobes and one with a tiled fireplace.

Outside

Garage - (5.21 m x 2.64 m/17'1" x 8'8" - approx. measurements) and Parking By the block of garages there is a five bar timber gate that opens to the drive where there is ample space to park four cars or to store a caravan, boat or motorhome. There is also the garage, which has an up and over door, fitted with light and power plus door to the side and an inspection pit.

Garden

To the back of the house there is a large

garden - mostly laid to lawn - with a paved seating area at the top and a wildlife pond part way down. There is plenty of scope for your own landscaping ideas.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazing
Economy 7 Electric Heating
Mains Drainage
Freehold
No Onward Chain
Wholly Owned Solar Panels providing an income

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. Turn left into Copperr Way. The property is located at the end of the cul de sac. Postcode DT10 2NH

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.