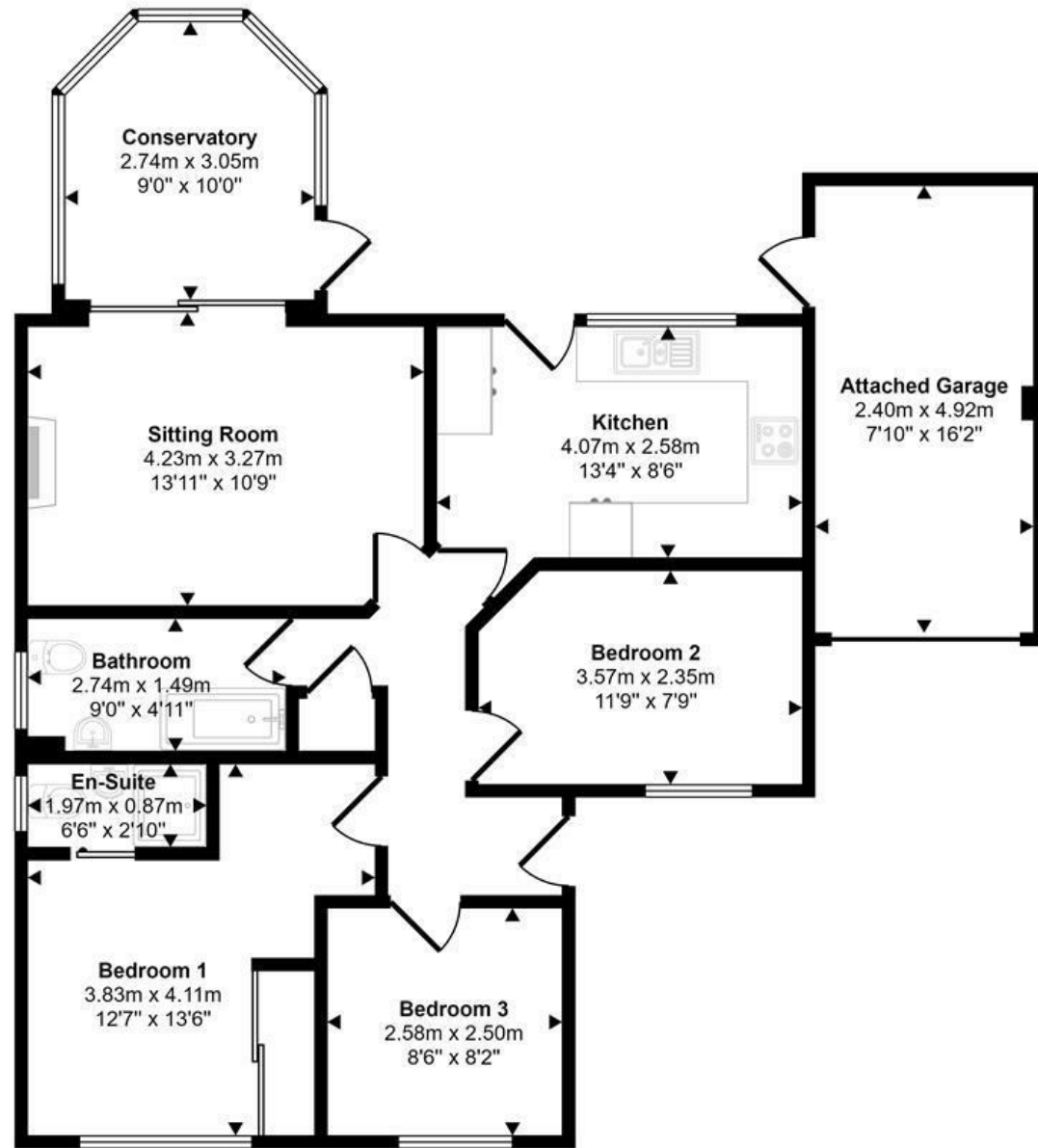


Approx Gross Internal Area
87 sq m / 932 sq ft



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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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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		66	84
	EU Directive		



Dashwood Close Sturminster Newton

Asking Price
£370,000

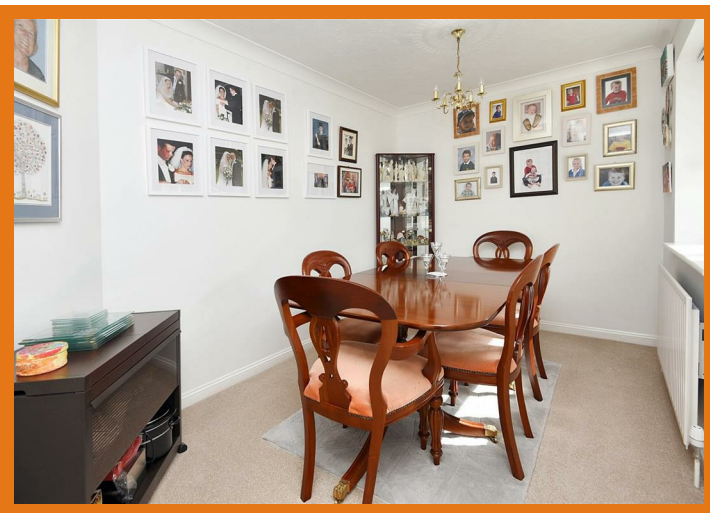
An immaculately presented and impeccably maintained detached bungalow with three generously sized bedrooms, delightful rear garden and situated at the end of a quiet cul de sac of other similar properties. The bungalow is located in a popular residential area, where town and country merge and close to some wonderful river and countryside walks. The market town of Sturminster Newton, offers an excellent range of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries as well as a variety of entertainment venues.

This is the first time that the bungalow has been brought to the market in its twenty seven year history having been the much cherished and enjoyed home of our seller since new. During this time our seller has kept up with the ever-changing trends to provide a modern and stylish living space that satisfies today's expectations. The bathroom suites have been updated with contemporary fixtures and the kitchen boasts fashionable handleless units that provide a seamless pleasing appearance. Most of the appliances are integrated or built in and have been thoughtfully positioned for easy use. The updating was done about six years ago and the boiler was replaced in 2022.

There are plenty of space to entertain friends and family with the versatile layout or just relax in and the beautifully landscaped garden, offers high privacy and a sunny retreat, ideal for pottering or catching up with a good book. The garage and parking are conveniently located to the side of the bungalow and the garage has a door to the rear garden.

The bungalow is a fabulous find for those seeking modern day living in comfort and style where peace and quiet is high on the wish list and this property is a delightful place to call home.

A viewing is strongly recommended to appreciate everything this bungalow has to offer.



**The Property
Accommodation**

Inside
The main entrance lies to the side of the bungalow where a part glazed uPVC front door opens into a bright and welcoming entrance hall. There is access to the loft space with a concertina ladder and there is also a light in the loft. Also from the hall, are doors leading to the bedrooms, bathroom, kitchen and sitting room. The sitting room is well proportioned and has a feature fireplace with polished stone surround and an 'Optimsyt' coal effect electric fire. A sliding door opens into the conservatory. This room is constructed in uPVC double glazing with a low brick wall with windows that are fitted with integrated blinds and overlooks the rear garden. There are power points and the floor is laid 'Pergo' wood flooring.

The kitchen overlooks the rear garden and benefits from a door that opens to the garden. It is fitted with a range of stylish contemporary handleless units consisting of floor cupboards, some with drawers and pull out corner carousels, larder cupboard with shelves and eye level cupboards with counter lighting beneath. There is a generous amount of quartz work surfaces with matching upstand and a ceramic one and half bowl sink and drainer with a swan neck mixer tap. The integrated appliances comprise of:- fridge/freezer,

dishwasher, washing machine, microwave and an eye level double electric oven plus an induction hob with extractor hood above. The tiled floor compliments the whole room.

There are three generously sized bedrooms, all enjoying an outlook to the front of the bungalow and the main bedroom having a bow window and fitted wardrobes. It also benefits from an en-suite shower room, which is fitted with a modern suite. There is also the family bathroom, which is also fitted with a stylish modern suite consisting of bath with mixer tap and shower attachment plus an electric shower over, pedestal wash hand basin and low level WC with dual flush facility. The walls and floor are both tiled.

Outside
Parking and Garage
There is parking for one car in front of the garage. The garage has an up and over door, fitted with light and power and houses the gas fired central heating boiler, which was replaced in 2022. There is rafter storage and a personal door to the side that opens to the rear garden.

Garden
The front garden is laid to lawn with a slate chipping edge along the front of the bungalow and to the side where there is room for a pot plant display. The rear garden has been beautifully landscaped with a good sized lawned area, which is edged by slate chippings

providing an ideal area for pot plants. There is a circular paved seating area, bin store, outside tap and gate to the front. The garden is nicely proportioned, enjoying a high degree of privacy and a sunny aspect.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band D
- uPVC Double Glazing
- Gas Fired Central Heating from a Condensing Boiler - New in 2022
- Mains Drainage
- Freehold

Directions

From Sturminster Newton Town
Leave Sturminster via Bath Road heading towards Gillingham and take a right turn into Honeymead Lane just before the school. Continue towards the bottom of the hill and take the second turning left into Dashwood Close. Bear to the left and follow the road to the end where the property will be found on the left hand side. Postcode DT10 1PF

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.