

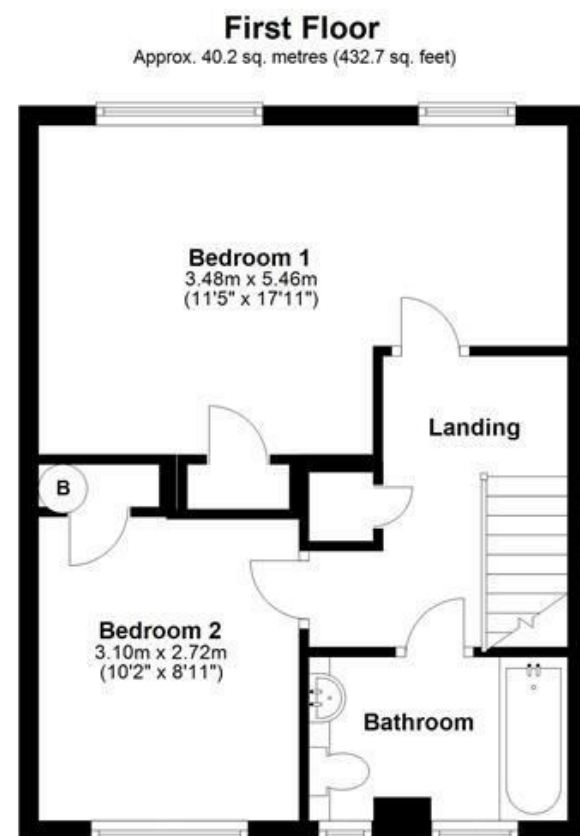
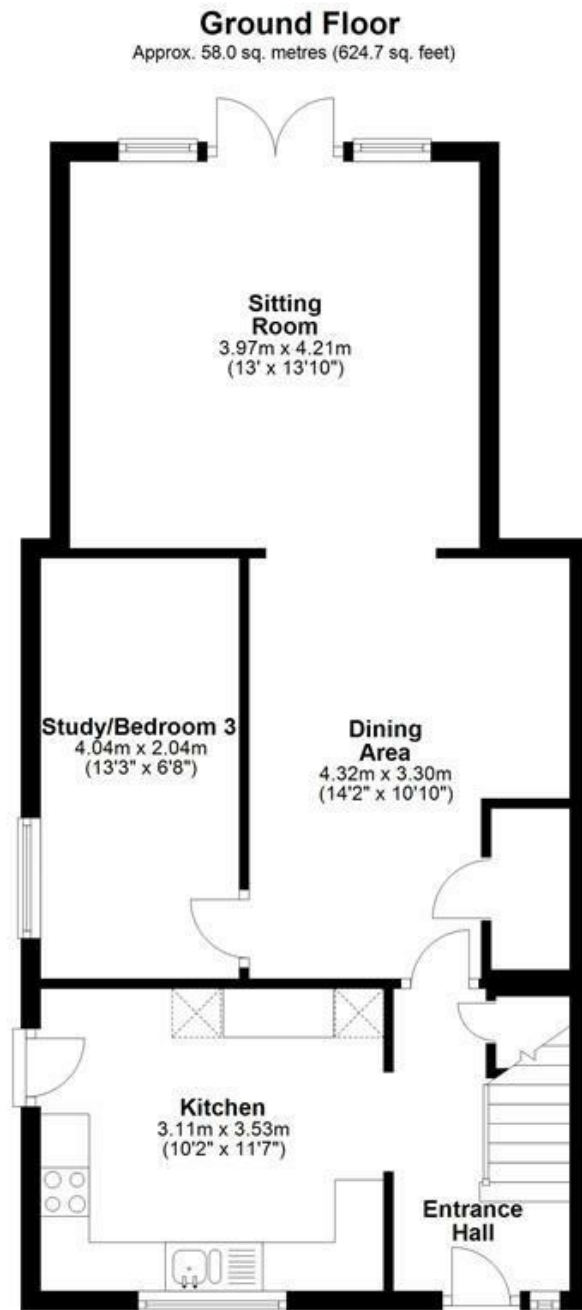


Blackmore Road  
Stalbridge

Guide Price  
£300,000

A wonderful chance to purchase a well proportioned semi detached family home that offers flexible accommodation with two/three good sized bedrooms, two/three reception rooms and situated in a popular residential area close to some fabulous countryside walks and the town centre. The property is located in the small town of Stalbridge, which caters well for everyday needs with an award winning supermarket, family run butchers, post office and chemist. There is also a dentist, public house, highly rated primary school and community library plus other businesses. This bright and well laid out property has been the very much loved and enjoyed home to our sellers for the last six years. During this time it has been extremely well cared for and has benefitted from a re-configuration to create a large bathroom, which is fitted with a contemporary suite, the kitchen units and work surfaces have been updated to stylish modern ones and new carpets and a redecoration throughout with the exception of the entrance hall and stairs. Double doors have also been added to the sitting room and boast a view over the rear garden. The property must be viewed to truly appreciate what it has to offer and how it would satisfy many potential buyers' needs. A fabulous first time home, first time family home or even as a downsize in one's leisure years. An early viewing is urged to avoid missing out on being the next owner.

In brief, the ground floor accommodation consists of welcoming entrance hall, dining room with arch to the sitting room and door to the study/bedroom three. There is also a good sized kitchen fitted with plenty of modern cupboards and some built in appliances. On the first floor there is the bathroom and two double bedrooms. Outside, there is parking for two to three cars, garage and front and rear gardens.



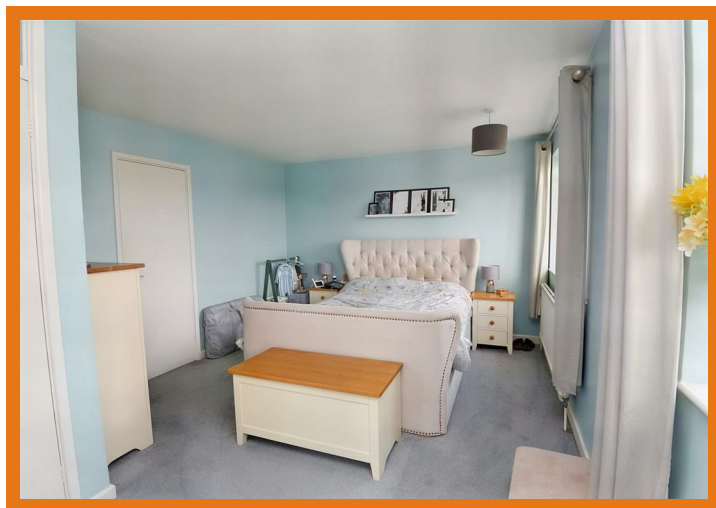
Total area: approx. 98.2 sq. metres (1057.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Composite front door with full height window to one side opens into a good sized and welcoming entrance hall. Ceiling light. Coat hooks. Central heating programmer and thermostat. Radiator. Power and telephone point. Stairs rising to the first floor with storage cupboard under. Opening to the kitchen and pane glass door opening to the:-

#### Dining Area

4.32m" x 3.30m" (14'2" x 10'10")

Ceiling light. Coved. Radiator. Power points. Wood flooring. Doors to large under stairs storage cupboard and to the study/bedroom three and arch to the:-

#### Sitting Room Area

3.96m x 4.22m" (13' x 13'10")

Double doors with full height windows to either side, overlook the rear garden. Ceiling light. Coved. Two radiators. Power and television points.

#### Study/Bedroom Three

4.04m" x 2.03m" (13'3" x 6'8")

Window to the side aspect. Ceiling light. Coved. Radiator. Power points. Option for the built in work station to be left.

#### Kitchen/Breakfast Room

3.10m" x 3.53m" (10'2" x 11'7")

Window with tiled sill enjoying an outlook over the front garden and part glazed door opening to the drive. Ceiling light. Plenty power points. Plinth heater. Fitted with a range of stylish modern kitchen units consisting of floor cupboards with corner carousel, separate drawer unit with deep pan and cutlery drawers and eye level cupboards. Good amount of wood work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Built in eye level double electric oven with storage above and below. Induction hob with extractor hood above. Tiled floor.

### First Floor

#### Landing

Stairs rise to a galleried landing. Ceiling light. Access to loft space with pull down ladder. Airing cupboard housing hot water cylinder and fitted with slatted shelves. Power point. Doors to all rooms.

#### Bedroom One

3.48m" x 5.46m" (11'5" x 17'11")

This used to be two bedrooms and could be re-instated if required. Two windows overlooking the rear garden and enjoying partial rural views in the distance over roof tops. Ceiling lights. Radiator. Power and telephone points. Built in cupboard with hanging rail and shelves.

#### Bedroom Two

3.10m" x 2.72m" (10'2" x 8'11")

Window overlooking the front garden. Ceiling light. Radiator. Power points. Built in cupboard with hanging rail and shelf plus wall mounted gas fired central heating boiler.

#### Bathroom

Obscured glazed windows to the front elevation. Recessed ceiling lights. Chrome heated towel rail. Fitted with a contemporary suite consisting of bath with mixer tap and mains shower over plus full height tiling to the surrounding walls and shower screen, low level WC with dual flush facility and concealed cistern plus vanity wash hand basin with touch button heated mirror above. Tall storage cupboard. Vinyl flooring.

### Outside

#### Garage

Single garage with up and over door, power and lighting. Personal door to the side and window overlooking the rear garden.

#### Gardens

The frontage is shielded from the road by a mature hedge with the property being approached from the road onto a drive which leads to the garage with parking in front and to the side of the drive. A path leads to the front door and to the side kitchen door. A timber gate allows access to the rear garden. The rear garden is of a good size and laid to lawn. There is also a timber shed. The garden is fully enclosed by mature hedging and a timber fencing.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band C  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

### 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 the town go through the single lane onto the High Street and immediately turn right into Station Road. Take a right turn into Jarvis way, then right into Blackmore Road. The property will be found on the left hand side, just after the turning for Boyle Close. Postcode DT10 2NT

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.