



Honeymead Lane  
Sturminster Newton

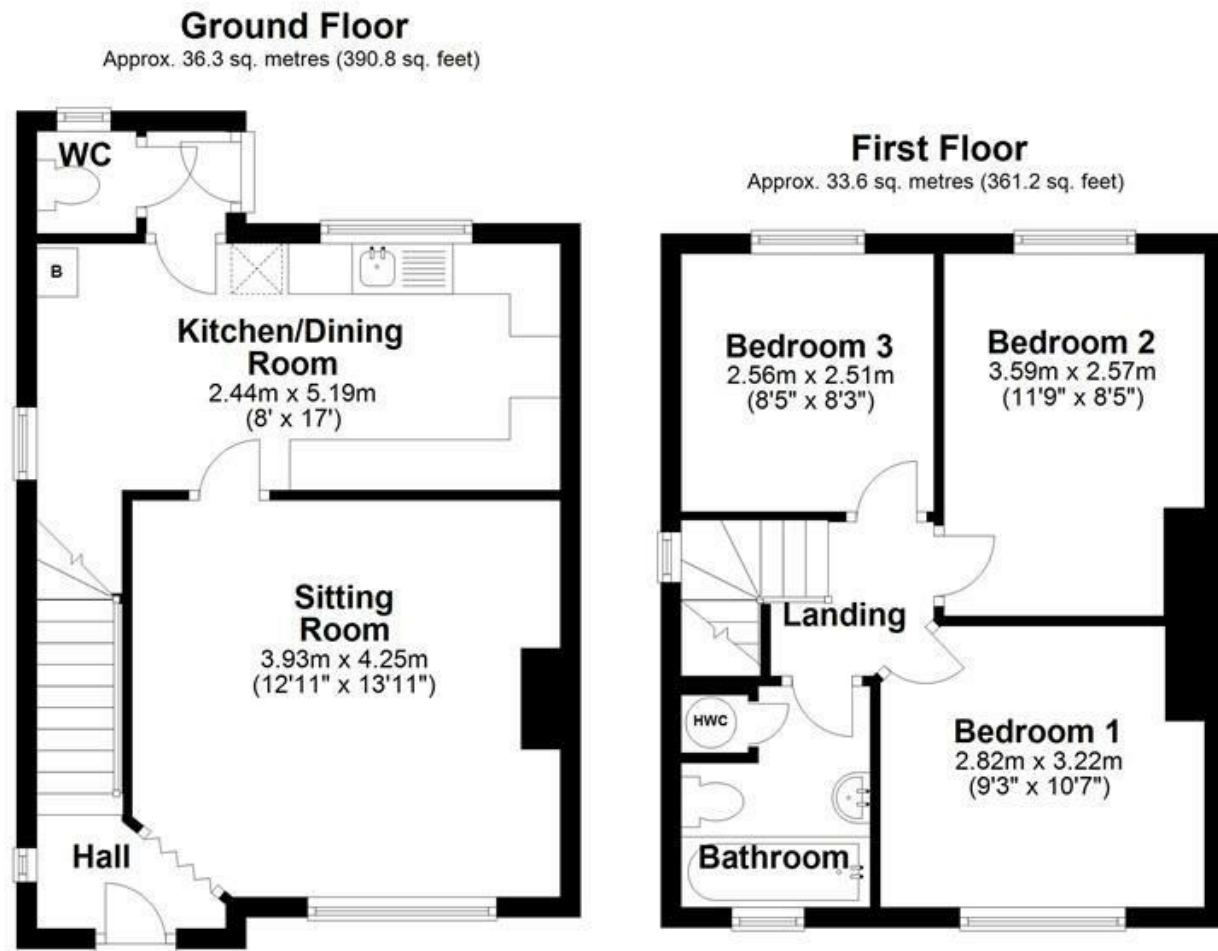
Guide Price  
£250,000

A great chance to purchase a well proportioned semi detached family home, presented to the market with the bonus of no onward chain, sitting in a generously sized plot and boasting three good sized bedrooms. The property is located on the fringe of the town, in a popular residential area that is close to schools and some wonderful country and riverside walks. The town centre is also within easy reach and offers a range of independent shops and chain stores, doctor and dentist surgeries and a variety of entertainment venues.

The property provides ample space for an existing or growing family or for those in need of extra room for working from home. There is a good sized, bright sitting room with view over the garden and a spacious combined kitchen and dining room with plenty of space for family meals or entertaining friends. All three bedrooms are generously sized with the original picture rails and countryside views to the side, in the distance. The property offers plenty of scope to add your own personal touches to truly make this house your home.

Outside, the property does not disappoint either - the garden offers excellent outdoor space for children and adults to have their own areas and it provides the perfect opportunity to transform and design the garden to your own specific needs. Furthermore, there is great potential to create off road parking facilities, subject to the necessary permissions.

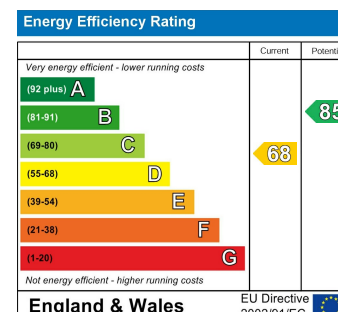
This lovely house must be viewed to really appreciate the what is has to offer and how easily it will meet the needs of many different buyers. An early viewing is urged to avoid missing out on the possibility of being the next owner.



Total area: approx. 69.9 sq. metres (752.1 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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







## The Property

### Accommodation

#### Inside

##### Ground Floor

The main entrance is located to the back of the property where the a part glazed uPVC door opens into the entrance hall, which has a window to the side, quarry tiled floor, stairs rising to the first floor and concertina door that opens into the sitting room. The sitting room is well proportioned with a window overlooking the rear garden and fitted with plenty of power points and an original picture rail.

From the sitting room there is a door that opens into a good sized combined kitchen and dining room with window to the side and overlooking the front garden. There is the wall mounted gas fired central heating boiler and programmer plus the electrics.

The kitchen area is fitted with a range of modern wood grain effect kitchen units consisting of floor and eye level cupboards plus a separate drawer unit. There is a good amount of wood effect work surfaces with a tiled splash back and a stainless steel sink and drainer. There is space for a slot in cooker, fridge/freezer and plumbing for a washing machine. In addition, there

is storage under the stairs. From the kitchen/dining room there is access to a lobby, which has a door to the cloakroom.

##### First Floor

Stairs rise and return up to a galleried landing with window to the side, access to the loft, bedrooms and bathroom. The bathroom is fitted with a suite consisting of WC, bath with electric shower over and tiled splash back plus a wash hand basin with shelf and mirror fronted bathroom cabinet above. There is also the airing cupboard housing the hot water cylinder. Two bedrooms overlook the frontage and take in a partial countryside view to the side and the main bedroom overlooks the garden with a partial rural view to the side - all bedrooms boast the original picture rail. There are exposed floorboards to all rooms with the exception of the bathroom, which is laid to vinyl.

#### Outside

##### Parking

There is on road parking at the front of the property and potential to create off road parking subject to the necessary permissions.

##### Gardens

The house is approached from the

pavement via a wrought iron gate, which opens to a path leading to a bin storage area where there is also a purpose built storage shed and access into the lobby. There are grassed areas planted with a variety of mature shrubs and trees. The path continues along the side of the house to the main entrance. This part of the garden is mostly laid to grass with some beds and trees. There is also an outside tap and further storage shed. The garden is a very good size, enjoying a sunny aspect and offers plenty of scope for your own landscaping choices.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band C  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

##### From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. Proceed through the traffic lights passing the fire station. Continue and take a right hand turn by the school, into Honeymead Lane. The property will be found a short distance on the right hand side. Postcode DT10 1EW

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.