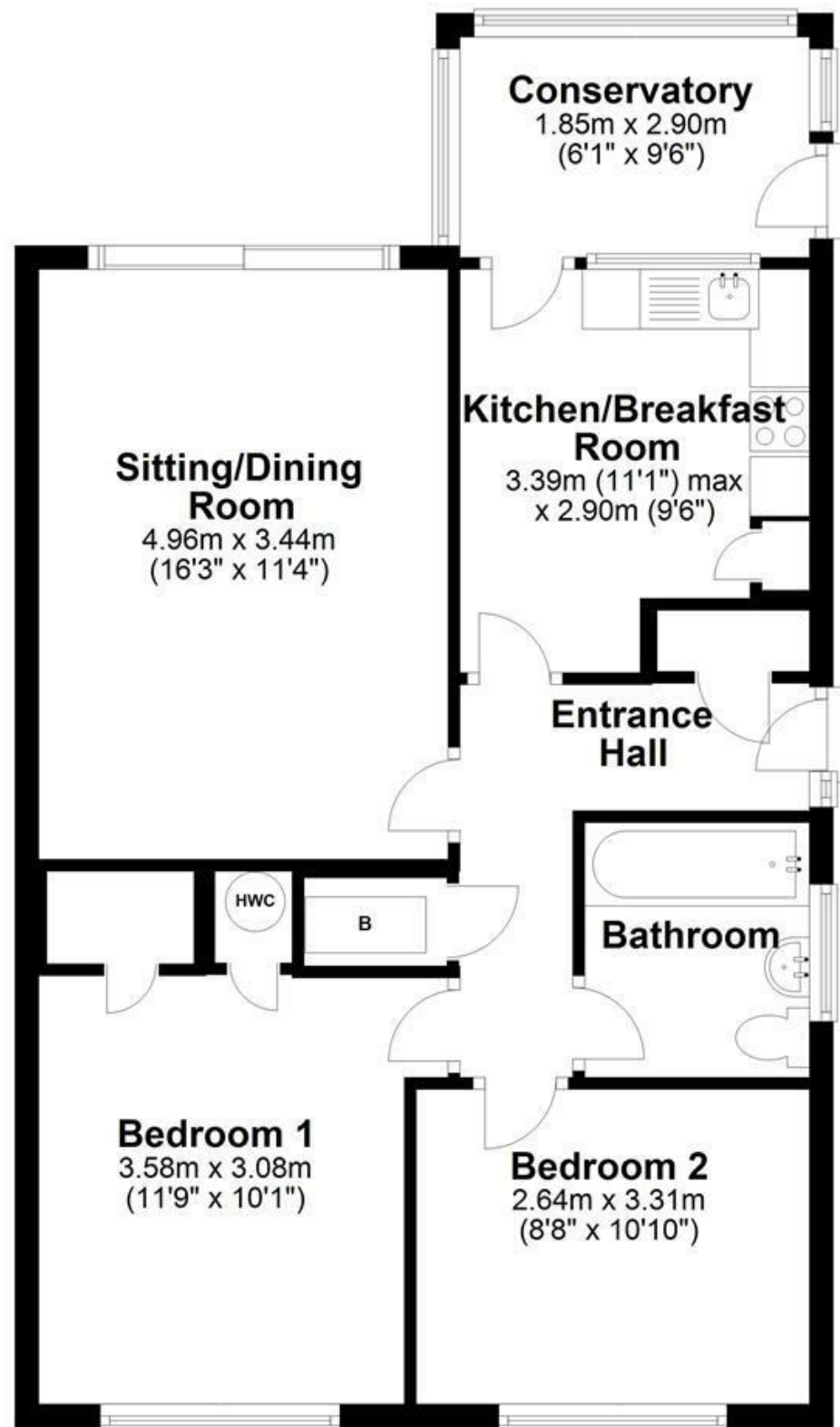


Floor Plan
Approx. 67.4 sq. metres (725.3 sq. feet)



Total area: approx. 67.4 sq. metres (725.3 sq. feet)

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		EU Directive	2002/91/EC

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selling and letting properties



Wessex Road
Stalbridge

Guide Price
£250,000

A delightful and surprisingly spacious semi detached bungalow with two double bedrooms, good sized attractive rear garden and presented to the market with no onward chain. The property lies in a quiet cul de sac on the edge of one of Dorset's smallest towns and is within walking distance to lovely countryside walks and the nature reserve as well as having easy access to all the amenities. Stalbridge caters well for everyday needs with an award winning supermarket, post office, family run butchers and a dental surgery. There is also a community library, chemist and highly rated primary school as well as a pub, church and various food outlets.

The bungalow offers well proportioned comfortable accommodation with scope to update to your own personal taste, as and when. There is a large sitting room - perfect for relaxing and enjoying a view over the rear garden, and there is plenty of space for a dining table and chairs to entertain friends or for more informal dining the kitchen also has room for a small table. There is a further reception room that provides multiple usage - a great utility/boot room or a quiet place to read or study.

Outside, there is parking for two cars on the drive, garage with power and the large garden offers a peaceful haven, ideal for enjoying the outdoors or hosting summer gatherings with friends and family.

This is a great opportunity to purchase a lovely bungalow that allows you to add your own touches, in time to suit you whilst enjoying a good location close to town and country. Book a viewing now so that you don't miss out on the chance to make this charming bungalow your new home.



The Property

Accommodation

Inside

The main entrance is located to the side of the bungalow where a glazed door opens into a good sized and welcoming entrance hall, which has a large storage cupboard housing the electrical consumer unit and fitted with coat hooks plus a cupboard housing the electric warm air boiler. There is also access to the boarded loft with a drop down ladder and fitted with lighting. From the hall there is access to the bathroom, bedrooms, kitchen/breakfast room and the sitting/dining room.

The spacious sitting/dining room enjoys an outlook over the rear garden with a sliding patio door that opens to a paved seating area to the rear. The kitchen/breakfast room is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards plus a built in cupboard fitted with shelves. There is a good amount of wood effect work surfaces with a tiled splash back and stainless steel sink and drainer. There is space for a slot in electric cooker, under counter appliance and a fridge/freezer. The floor is laid to vinyl. There is also a window and part glazed door opening to the conservatory.

The conservatory enjoys a view over the garden, plus a door, which opens to the side covered area where there is a gate to the front

and door to the garage. There is also space and plumbing for a washing machine.

Both the bedrooms are double sized and overlook the frontage. The main bedroom has the airing cupboard housing the hot water cylinder plus a large walk in wardrobe. The bathroom is fitted with a bath with an electric shower over, wall mounted wash hand basin and a WC.

Outside

Parking and Garage

The bungalow is approached onto a drive with enough room to park two cars comfortably. There is a covered area in front of the garage and entrance. The garage has an up and over door, fitted with a work bench, light and power plus a personal door to the side, which opens to the rear garden. There is also a potting shed attached to the rear of the garage. The garage measures approximately 5.54 m x 2.59 m/18'2" x 8'6".

Gardens

The front garden is mostly laid to lawn with borders that are planted with a variety of shrubs and flowers. The large rear garden has been imaginatively and attractively landscaped with a good sized lawn and planted with a host of trees and shrubs. At the end of the garden there is a storage area concealed from the rest of the garden and immediately to the back of the bungalow there is a paved seating area that enjoys a delightful view over the garden.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
uPVC Double Glazing
Electric Warm Air Heating and Economy 7 (note: there is no mains gas to this road)
Mains Drainage
Freehold
No Onward Chain

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. Take a left turn into Jarvis Way. Take the first turning right into Wessex Road. The property is the right hand side. Postcode DT10 2PF

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.