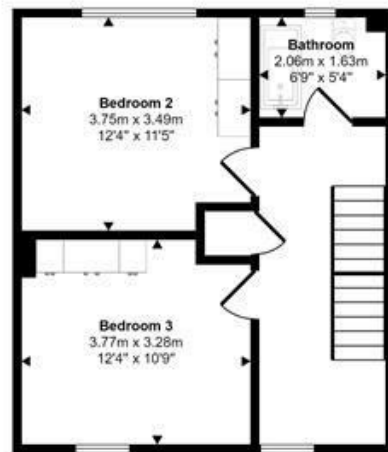


Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 42 sq m / 447 sq ft



Second Floor
Approx 27 sq m / 293 sq ft

Denotes head height below 1.5m

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		75	86
(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	



Drovers Sturminster Newton

Guide Price
£285,000

Situated just a few strides from the town centre is this well proportioned mid terraced townhouse with three double bedrooms, carport, easy to maintain outdoor space and presented to the market with the bonus of no onward chain. The property is located in the market town of Sturminster Newton which offers a full range of amenities with a good selection of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a range of entertainment venues.

Inside, the kitchen is fitted with plenty of storage cupboards plus some built in appliances and there is a enough room for a small table and chairs for informal dining. There is a good sized sitting room with outlook over the courtyard and has an arch to the dining area, which provides a lovely space for entertaining guests or enjoying family meals. On the first floor there are two double bedrooms that share the bathroom - great for older children with no squabbling for who has the biggest bedroom. Whilst on the top floor the principal bedroom has its own en-suite shower room and presents a hideaway for the parents.

Outside, you'll find an easy-to-maintain outdoor space, ideal for relaxing on sunny days or hosting a barbecue with friends. There is also undercover parking for one car, which is located to the back of the house.

Although the property is close to the town, it is also within easy reach of river and country side walks - including The Trailway and is perfect for those who enjoy exploring the great outdoors.

This house presents a fantastic opportunity for you to add your own personal touches and make it truly feel like home. Don't miss out on the chance to own this delightful property in a sought-after location. Contact us today to arrange a viewing and start envisioning your future in this wonderful home.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a well proportioned and inviting entrance hall with wood effect laminate flooring. Stairs rise to the first floor with a storage cupboard beneath and white panelled doors lead off to the cloakroom, kitchen and sitting room. The sitting room looks out onto the courtyard style garden and has an arch to the dining area, which also overlooks the rear courtyard.

The kitchen has an outlook to the front and is fitted with a range of modern units consisting of floor cupboards with drawers, tall larder style cupboard and eye level cupboards and cabinets with an opened display shelf. There is a good amount of work surfaces with a tiled splash back and one and a half bowl sink and drainer with a mixer tap. The double oven and gas hob with an extractor hood are built in and the dishwasher is integrated. There is space for a fridge/freezer plus space and

plumbing for a washing machine. The floor is laid to tiles.

First Floor

Stairs rise to the galleried landing with window to the front plus space for a study area if required. There are two double bedrooms, both with wardrobes and one with view to the front and the other to the rear. Also on the first floor is the family bathroom, which is fitted with a modern suite consisting of bath, low level WC and wash hand basin. The walls and floor are laid to tiles.

Second Floor

From the landing there is access to eaves storage and a white panelled door opens into the main bedroom. This enjoys an aspect to the front and has fitted wardrobes and access to eaves storage. It also has the benefit of an en-suite shower room fitted with a shower cubicle with mains shower, pedestal wash hand basin and low level WC. The walls are part tiled and the floor is tiled.

Outside

Carport

To the rear of the house there is a good

sized carport (second on in from the left hand side) with a timber gate that opens to the garden.

Courtyard Garden

From the carport steps lead down to an easy to maintain outdoor space. The courtyard is laid to paving stone and gravel with a good sized timber shed for storage. It is ideal for pot plant display and has enough space for outside summer furniture.

Useful Information

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

Directions

From Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers. The property can be found almost set back from the road part way down a pedestrian path. Postcode DT10 1QZ

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.