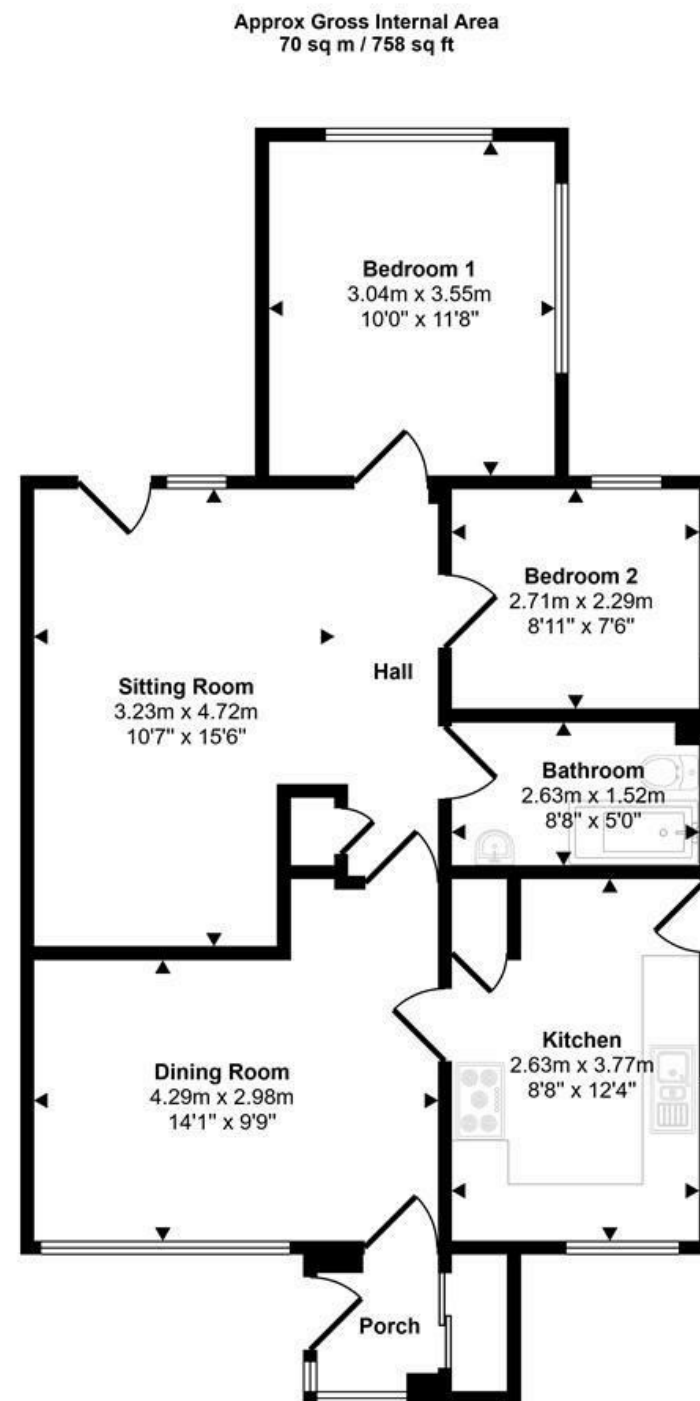




Floorplan

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.

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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	



Kentisworth Road
Marnhull

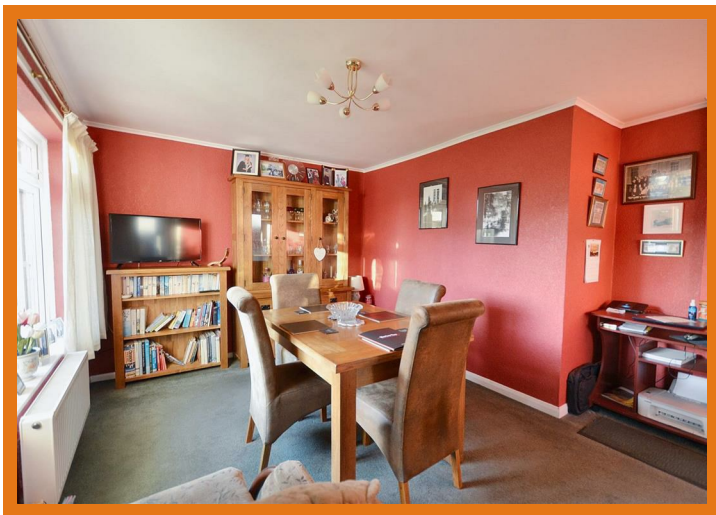
Guide Price
£315,000

A wonderful chance to purchase a well maintained and well presented semi detached bungalow, offered for sale with the bonus of no onward chain and benefitting from two bedrooms and two reception rooms. The bungalow is situated in a quiet area of the well served and popular village of Marnhull. It is within walking distance of a local shop, primary school and public house. The doctors' surgery, which has a pharmacy and village hall are a little further on, as is the centre where there is another shop with post office. In addition, there is another primary school and three churches in the village.

This delightful modern bungalow delivers well proportioned comfortable living space with the two reception rooms providing interchangeable usage, depending on how you wish them to be arranged and perhaps according to the season. Both offer plenty of space for relaxing and dining with family and friends, plus a study area, if required. There are two bedrooms, one single and one double sized - both enjoying a double outlook.

Outside, the gardens have been landscaped for easy maintenance with neatly kept lawns and gravelled paths, plus a paved seating area - ideal for summer entertaining and alfresco dining plus there is the summerhouse. The garden is perfect for enjoying the outdoors, whether you are green thumbed or just like to be outside catching up with a book or pottering about. There is also a garage with power and parking space for up to four vehicles.

This lovely bungalow is ready to move into, but does offer the option to create your own home and update to your own style. This is an opportunity not to be missed - a great home - in a great village that has plenty of community spirit.



The Property

Accommodation

Inside

The property is approached from the road via double metal gates to the drive and path that leads to the front door. This opens into a bright and welcoming porch with storage cupboard housing the electrics and fitted with shelves. A white panelled door opens into a good sized dining room, which overlooks the front garden. This room could also have a study area, if required. From the dining room white panelled doors lead to an open hall and to the kitchen.

The kitchen enjoys a double outlook with window to the drive side and overlooking the front garden, plus a door to the side, opening to the drive. The kitchen is fitted with plenty of floor cupboards, separate drawer units and eye level cupboards. There is a generous amount of wood effect work surfaces with tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. The dual fuel range cooker is included in the sale and there is space and plumbing for a washing machine and fridge/freezer. In addition, there is the wall mounted combination gas fired central heating boiler plus a useful built in larder cupboard fitted with shelves. The floor is laid to an attractive brick style tile.

The inner hall has access to the loft space with a drop down ladder, it is partially boarded and

benefits from light. There is also the linen cupboard and white panelled doors to the bedrooms and bathroom. The hall opens to the sitting room. This has a window and door to the rear and offers a private space with plenty of room for settees and armchairs. Both the bedrooms boast a double outlook with windows to the side and rear - one is doubled size and the other is a generous single size.

The bathroom is fitted with a modern suite consisting of low level WC with dual flush facility, bath with mixer tap and telephone style shower attachment plus full height tiling to the surrounding walls plus a vanity wash hand basin with mixer tap. There is also a chrome heated towel rail, wall mounted mirror, bathroom cabinets and the floor is laid to vinyl.

Outside

Parking and Garage

There is a long drive to the side of the property with space to park three to four cars and leads up to the garage. The garage has an up and over door, fitted with light and power plus a work bench. There is a door to the side, opening to the rear garden. It measures approximately 4.90 m x 2.49 m/16'1" x 8'2".

Gardens

The front garden is partly laid to lawn with beds planted with a variety of mature trees, shrubs and flowers. The rear garden is partly laid to lawn with gravelled paths and beds planted

with a range of shrubs and flowers. There is a paved sun terrace plus a summerhouse with power. Located to the side of the bungalow is an outside water tap. The outside space is of a good size and enjoys a good amount of sunshine throughout the day.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
uPVC Double Glazing Throughout
Gas Fired Central Heating via a Combination Boiler
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto New Street. Continue on this road passing the village shop. A short way after turn right into Kentisworth Road. The property will be found towards the end of the road on the right hand side. Postcode DT10 1NS

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.