



Lovells Mead
Marnhull

Guide Price
£425,000

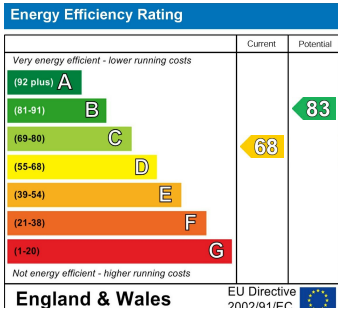
A fabulous chance to purchase a recently renovated and extended detached bungalow with three good sized bedrooms and enjoying a quiet cul de sac position with some stunning views over the Blackmore Vale countryside. The property is situated close to the heart of this popular and well served village, which boasts a thriving community with many clubs and societies, post office, two general stores, hairdressers, chemist and doctors surgery. There are three churches and two public houses and a highly rated primary school. Over the last three years our sellers have invested a great deal of time and energy to create a modern stylish home that will certainly get the nod of approval from many potential buyers. The bungalow has been re-configured to create three good sized bedrooms and a large extension to the rear added to create a contemporary combined kitchen and dining room that will form the hub of many new households. A useful utility/shower room has also been added and a new bathroom suite installed. In addition the property benefits from uPVC double glazing and gas fired central heating. A viewing is an absolute must to truly appreciate both the inside and outside space as well as its location within the village.

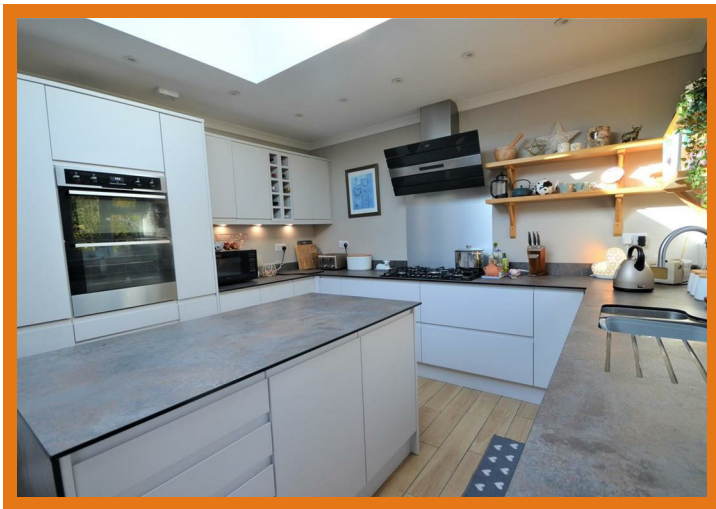
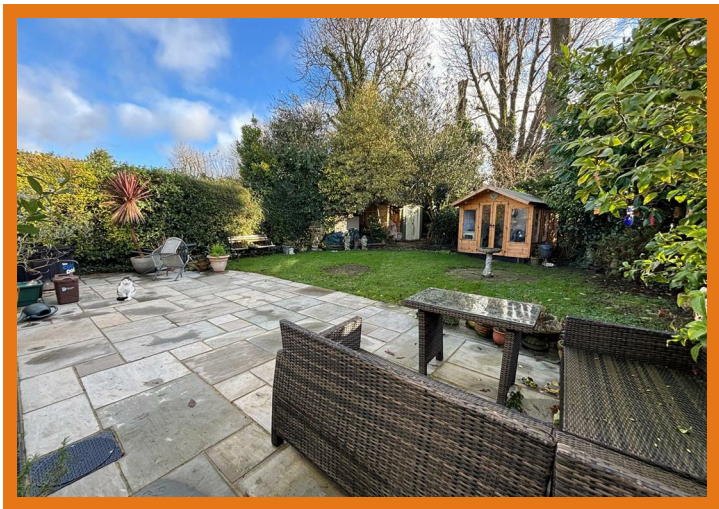
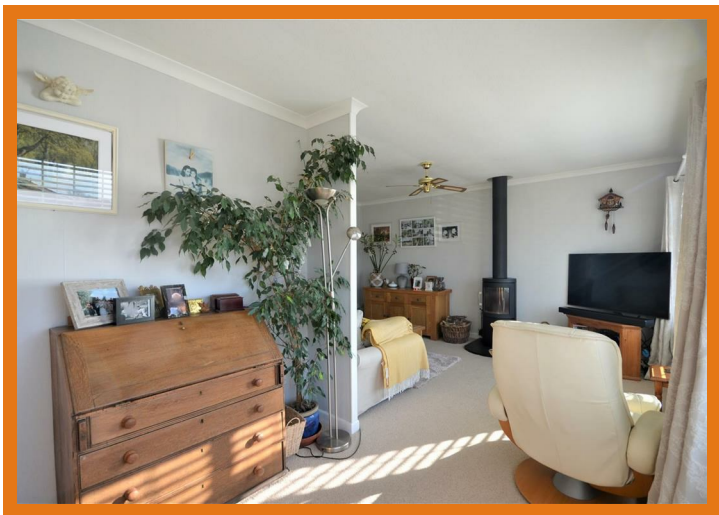
In brief, the inside accommodation consists of welcoming and bright entrance hall, good sized sitting room with study area and enjoying views over the Blackmore Vale, fabulous open plan kitchen and dining room with plenty of cupboards and some integrated appliances. There is also a bathroom and separate shower room with utility area plus three good sized bedrooms. Outside there is a long drive, carport and garage plus front and rear gardens.

Energy Efficiency Rating tba - Council Tax Band D - DRAFT DETAILS

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ACCOMMODATION

Inside

Entrance Hall

Glazed front door with full height matching window to the side opens into a bright entrance hall. Ceiling lights. Smoke detector. Access to the loft space. Radiator. Central heating thermostat. Power and telephone points. Cupboard housing the combination gas fired central heating boiler. Storage cupboard with coat hooks. Part glazed door to the kitchen/dining room and oak veneered doors to the bathroom, bedrooms and to the:-

Sitting Room

4.90m" x 6.60m" (16'1" x 21'8")
L Shaped - Maximum measurements. Two large windows overlooking the front garden and enjoying fabulous far reaching views over the Blackmore Vale countryside. Ceiling light with fan. Uplighters. Coved. Radiator. Wood burning stove on a slate hearth. Plenty of space for a study or play area.

Kitchen/Dining Room

3.66m x 6.43m" (12' x 21'1")
Kitchen Area - Window overlooking the rear garden. Lantern style roof. Power points. Fitted with a range of sleek finish, soft closing modern kitchen units consisting of floor cupboards, deep drawer units, pull out larder cupboard, bottle rack and eye level cupboards with counter lighting under. Central island with breakfast area and floor cupboards and drawers under. Generous amount of slate effect compact laminate work surfaces with matching upstand and one and half bowl inset sink and swan neck mixer tap. Integrated fridge/freezer, dishwasher and wine cooler. Built in eye level double electric oven with storage cupboards above and below. Five burner gas hob with brushed metal splash back and extractor hood over. Ceramic wood effect tiled floor.
Dining Area - Recessed ceiling lights. Coved. Smoke detector. Upright radiator. Power and television points. Bi-folding doors to the rear garden. Oak veneered door to the:-

Utility/Shower Room

Obscured glazed window to the rear elevation. Recessed ceiling lights. Extractor fan. Coved. Fitted with a low level WC with dual flush facility, vanity style wash hand basin with mixer tap and corner shower cubicle with electric shower and laminate panelled walls. Work surface with space and plumbing under for a washing machine. Ceramic wood effect tiled floor.

Bedroom One

3.33m" x 3.63m" (10'11" x 11'11")
Window to the side aspect. Ceiling light. Coved. Radiator. Power points. Fitted wardrobes with hanging rails and overhead storage cupboards.

Bedroom Two

2.21m" x 3.07m" (7'3" x 10'1")
Window to the side aspect. Ceiling light. Coved. Wall shelves. Radiator. Power points. Fitted storage cupboard with shelves.

Bedroom Three

3.33m" x 1.98m" (10'11" x 6'6")
Velux window to the side elevation. Ceiling light. Coved. High level recess from the old window. Radiator. Power points.

Bathroom

Obscured glazed window to the side elevation. Ceiling light. Coved. Wall mounted heated towel rail. Part wood panelled walls. Fitted with a modern suite consisting of low level WC with dual flush facility, vanity style wash hand basin with mono tap and tiled splash back and mirror fronted bathroom cabinet above and a 'P' shaped bath with electric shower over and laminate panelled walls. Stone tiled floor.

Outside

Garage and Parking

4.70m" x 2.44m (15'5" x 8')
The property is approached from the cul de sac onto a block paved drive with space to park three cars. There

is also a carport and good sized single garage, which has an up and over door, light and power plus loft storage.

Gardens

The front garden is mostly laid to lawn with a paved and gravelled area to the front of the bungalow. The rear garden boasts a good sized seating area, paved with Indian Sandstone and a large grassed area with an ornamental pond, feature paved circle and planted with a variety of shrubs and flowers. There is a new addition of a summerhouse which is fully insulated and have power running to it. The garden enjoys a sunny aspect with a high degree of privacy.

Directions

From the Sturminster Newton Office
Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. Follow the road past the shops. At the Blackmore Vale public house turn left into Lovells Mead. The property will be found towards the end of the cul de sac on the left hand side.

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.