

Total area: approx. 106.5 sq. metres (1146.5 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
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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



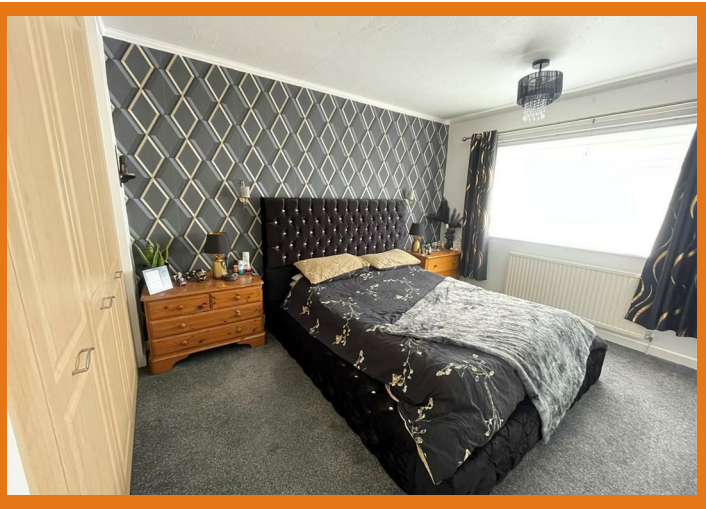
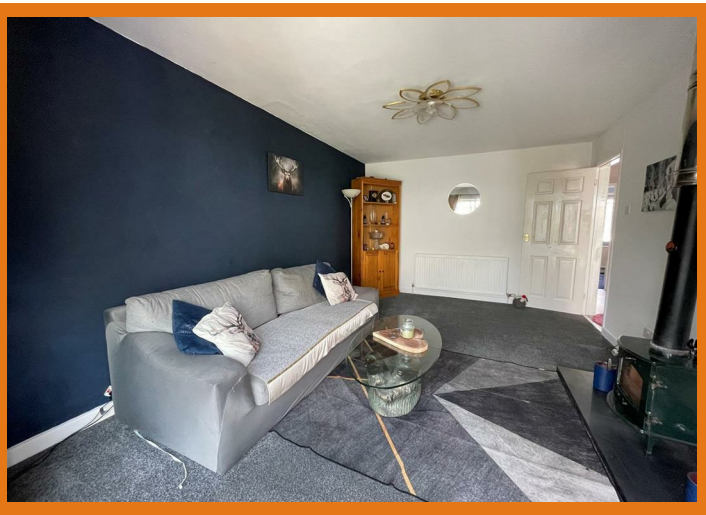
New Road
Stalbridge

Asking Price
£300,000

A delightful and deceptively spacious semi detached bungalow, sitting in a good sized plot with two double bedrooms, enjoying a quiet cul de sac position within easy walking distance to amenities and beautiful countryside walks. The property is located in one of Dorset's smallest towns, which caters well for everyday needs with a community run library, well rated primary school, dentist surgery, post office and the award winning independent supermarket - Dikes, plus various takeaway outlets and a public house. We believe that the property was built sometime in the 1950/60's and has been much loved and enjoyed home for the last year. During this time it has been well maintained and improved with a new boiler last year (November 2023), new flooring throughout, updated insulation and improvements to the garden. The conservatory provides an excellent area for dining and relaxing and opens to the kitchen, which has newly fitted on trend and contemporary soft closing units. In addition, the shower cubical and fittings have also been replaced, the garden has benefitted from some landscaping and has a room to the back of the garage that offers flexible usage - studio/hobbies room or great work from home space with its' own cloakroom. This property offers more than the eye can see and viewing is essential to truly appreciate how it will meet many potential buyers' needs.. View early to avoid missing out on the chance to own this delightful home.

In brief, the inside accommodation consists of useful porch with utility to the rear, entrance hall, good sized sitting room with log burner, combined conservatory/dining room with outlook over the garden and kitchen fitted with a range of stylish contemporary cupboards. In addition, there is the shower room and two double bedrooms with fitted wardrobes. Outside, there is a drive with generous parking, garage plus a studio/work from home space with WC as well as front and rear gardens.

Energy Efficiency Rating E - Council Tax Band C - Freehold - DRAFT DETAILS



ACCOMMODATION

Inside

Porch

Part glazed door opens into a useful porch. Recessed ceiling lights. Double built in cupboard fitted with shelves. Wood effect vinyl flooring. Step up to part glazed door with matching window to one side opening into the main entrance hall and door to the:-

Utility

Window and part glazed door to the rear. Recessed ceiling lights. Power points. Fitted with wood effect floor and eye level cupboards, work surface with one and half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for fridge/freezer or upright freezer. Wood effect vinyl flooring. Door to the garage.

Entrance Hall

Ceiling light. Access to the loft space with pull down ladder. Brand new gas central heating boiler situated in the loft. Central heating thermostat. Radiator. Power points. Cupboard fitted with hanging rail and shelves. White panelled doors to all rooms.

Sitting Room

Ceiling light. Radiator. Power and television points. Woodburner. Electric fan light via remote control. Sliding patio door to the:-

Conservatory/Dining Room

Of uPVC double glazed and part brick wall construction with glass roof, windows to the sides and rear plus sliding patio door leading out to the paved seating area to the rear. Wall lights. Power points. Newly installed electric heater. Wood effect flooring. Shallow step up and opens to the:-

Kitchen

Recessed ceiling lights. Power points - some with USB connection. Fitted with a range of stylish, soft closing contemporary kitchen units consisting of floor

cupboards with corner carousel and two set of separate drawer units - one with cutlery and deep pan drawers. Generous amount of solid wood work surfaces and matching upstand. Sink and drainer with swan neck mixer tap. Integrated dishwasher, recently replaced. Space for under counter fridge. Space for a range style cooker with extractor hood over. Splashback. Wood effect laminate flooring.

Bedroom One

Window overlooking the front garden. Ceiling light. Coved. Radiator. Power points. Built in triple wardrobe with hanging rails, shelves and drawers.

Bedroom Two

Window with view over the front garden. Ceiling light. Coved. Radiator. Power points. Fitted with chest of drawers and shelves over plus single wardrobe and shelving.

Shower Room

Obscured glazed window with laminate sill to the side. Recessed ceiling lights. Shaver socket. Fitted with a combination unit of cupboards and drawers, low level WC with dual flush facility and concealed cistern plus vanity wash hand basin with laminate splash back and mono tap. Newly installed large walk in shower cubicle with choice of shower head and laminate panelled walls. Laminate wood effect flooring.

Outside

Garage and Parking

The property is approached from the cul de sac via a long drive with space to park three to four cars, motor home, boat etc and leads up to the garage. This has an up and over door, light, power and shelving units. Door to the:-

Studio/Hobbies Room

Windows to the rear and side overlooking the rear seating area and garden. Recessed ceiling lights. Power points. Part glazed door to the side opening to the rear

garden and door to the cloakroom fitted with recessed ceiling light, extractor fan, low level WC with dual flush facility and wall mounted wash hand basin with tiled splash back.

Gardens

The front garden is laid to lawn on the right and ample drive/parking on the left. The good sized rear garden has a large paved seating area with curving borders and the remaining garden is laid to lawn. There are shrub and flower beds, pond, some retained by sleepers, shed, greenhouse and outside water tap plus a further under cover seating and hot tub area. The garden enjoys a sunny and private aspect.

Useful Information

Gas Central Heating
New Boiler Installed November 2023
Newly installed loft Insulation
Mains Drainage
UPVC Double Glazing throughout
EPC- E (before new boiler and insulation)
Council Tax - C

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 second turning right into New Road and the property will be found on the left hand side. Postcode DT10 2PE

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.