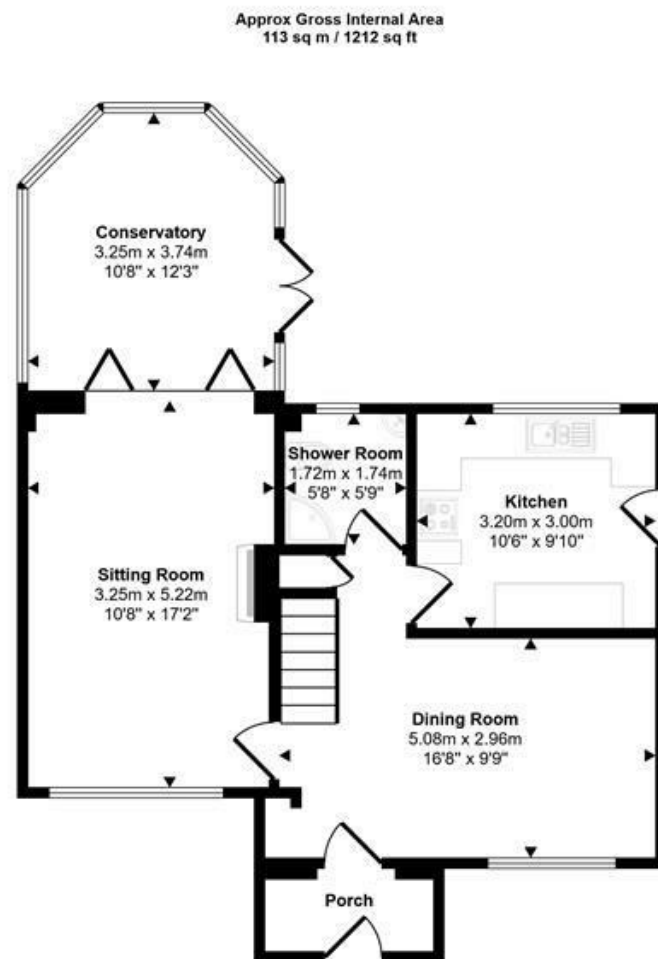
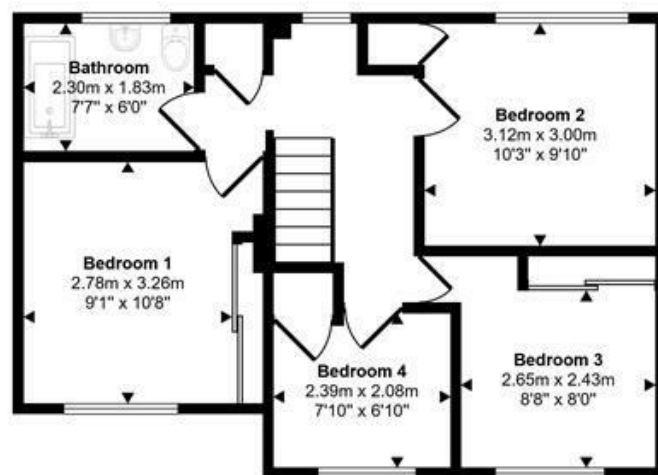




Ground Floor
Approx 64 sq m / 684 sq ft

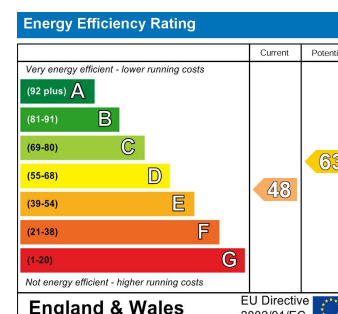


First Floor
Approx 49 sq m / 527 sq ft

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk



St. Nicholas Close Henstridge

Guide Price
£445,000

Situated close to the centre of the village of Henstridge, this modern detached family home offers a perfect blend of comfort and style. With its well-proportioned layout, the property boasts three inviting reception rooms, providing ample space for both relaxation and entertaining. The sitting room features a delightful fireplace, creating a warm and welcoming atmosphere, while the dining room is ideal for family gatherings.

The home comprises four generously sized bedrooms, ensuring plenty of room for family members or guests. The convenience of two bathrooms, including a shower room, adds to the practicality of this residence. A lovely conservatory extends the living space, offering delightful views of the large, mature rear garden, which presents a wonderful opportunity for outdoor enjoyment pottering around, relaxing and a safe place for children and pets to play.

Parking is a breeze with space for up to four vehicles, including a resin driveway accommodating three cars and a garage for additional storage. This property is not only well-maintained but also offers the potential for the new owners to add their personal touch, making it a truly special family home.

In summary, this delightful detached house in Henstridge is perfect for those seeking a spacious and versatile living environment, surrounded by the beauty of a mature garden. It is an excellent opportunity for families looking to settle in a peaceful and friendly community.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized useful porch with ample room for coats, boots and shoes. A further door opens into a bright dining hall with outlook to the front of the house. The sitting room also has an outlook to the front and benefits from a feature fireplace with polished stone surround and living flame coal effect gas (bottled) fire. Double doors lead out to a large conservatory fitted with air-conditioning and heating, that overlooks the rear garden.

The kitchen is fitted with a range of light wood grain effect units consisting of floor cupboards with drawers and eye level cupboards and cabinets. There is a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck. There is space and plumbing for a washing machine and dishwasher plus space for a slot in electric cooker and a larder style fridge. For appearance and practicality, the floor is laid with an attractive wood effect vinyl. There is door to the side, which opens to a covered area and the garage.

Also on the ground floor is a useful shower room.

First Floor

Stairs rise to a light and roomy galleried landing with window overlooking the rear garden and access to the boarded and insulated loft space with a drop down ladder, it also benefits from lighting. There is the family bathroom, which is fitted with a suite consisting of a bath with mixer tap and shower attachment plus a combination unit of a vanity wash hand basin and a low level WC. For practical reasons, the floor is laid to a tile effect vinyl.

There are three double bedrooms plus a single bedroom that is ideal as a nursery or work from home space - all benefit from built in wardrobes.

Outside

Garage and Parking

There is a long drive with space for about three cars and leads to the garage. This has an up and over door, fitted with light and power and has a personal door to the side that opens to the side covered area. It measures about 17'3" x 8'7"/5.26 m x 2.62 m.

Garden

At the back of the house there is a paved seating area where the oil boiler is located and the gas cylinders. The garden is of a very good size and is mostly laid to lawn with mature trees and shrubs as well as flowers. It provides excellent space for children and pets and a peaceful haven after a busy week. It is fully enclosed with good privacy and a sunny aspect.

Useful Information

Energy Efficiency Rating E
Council Tax Band E
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold

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 about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Continue onto the High Street and follow the road going passed the "Bird in Hand" and take the next turning left into Park Road. Take the second turning left into St Nicholas Close where the property will be found on the left hand side towards the end of the cul de sac. Postcode BA8 0QN

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.