### The Beaminster

Plot 9, 10, 19, 20, 21, 22, 23, 24, 49, 50, 52, 53, 69, 70, 74, 75, 80, 81, 86, 87, 90, 91, 92 & 93



# Main Bedroom En Suite W AC Landing Bathroom

### **Ground Floor**

Kitchen 2.15m x 3.37m 7'1" x 11'1" Living/Dining 4.47m x 4.77m 14'8" x 15'8"

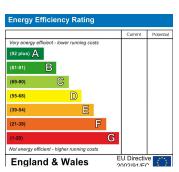
### First Floor

Main Bedroom 3.15m x 2.75m 10'4" x 9'0" Bedroom 2 4.47m x 2.44m 14'8" x 8'0"

Total floor area 74m2 799ft2

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# Fiddleford Ridge Sturminster Newton

Asking Price £320,000

Step into this beautifully crafted brand-new semi-detached home, designed for modern living with a high-quality finish throughout. Perfectly blending comfort and convenience, this home is ideal for first-time buyers, downsizers, or investors.

Inside, you'll find two generously sized double bedrooms, including a main bedroom with fitted wardrobes and a stylish en-suite. The contemporary kitchen is well-equipped with ample cupboard space and built-in appliances, making meal prep a breeze. A spacious sitting/dining room offers plenty of room for relaxation and entertaining, with doors opening to the rear garden, allowing seamless indoor-outdoor living. A cloakroom adds extra convenience.

Located within easy reach of both town and countryside, this home offers the best of both worlds. Energy efficiency is a priority, featuring solar PV panels, and there's provision for an electric car charging point—ideal for future-proofing your home.

Outside, the turfed garden is ready for your personal landscaping touch, allowing you to create your perfect outdoor retreat. With a 10-year build warranty and no onward chain, this is a fantastic opportunity to move in and make it your own.

Don't miss out—schedule a viewing today!













## The Property

### Accommodation

### Inside

**Ground Floor** 

The front door opens into an inviting entrance hall with doors leading off to the cloakroom, kitchen and combined sitting and dining room plus stairs rise to the first floor.

The combined sitting and dining room has a window overlooking the rear garden plus double doors leading out to the garden. There is also access to a good sized understairs storage cupboard.

The kitchen looks out to the front and is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated fridge/freezer and dishwasher.

Also on the ground floor is the roomy cloakroom. The kitchen and cloakroom is fitted with Amtico flooring. Throughout the ground floor the electrical sockets will be finished with chrome fittings.

### First Floor

Stairs rise to the landing where there are doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor.

There are two double bedrooms, main benefitting from built in wardrobes and an en-suite shower room with thermostatic shower controls, chrome heated towel rail and Porcelanosa tiles plus ceramic tiled floor.

### Outside

Parking and Garage Power for car charging point provided to the garage plus parking on the drive.

### Garden

There is an outside tap plus a footpath

from the patio to the garden gates and garage personnel doors if applicable. The rear garden is to be turfed and planting to front of property.

### **Useful Information**

Predicted Energy Rating B
Council Tax Band tba
Double Glazed Windows
Gas Fired Central Heating Boiler and
Solar PV Panels
Mains Drainage
Freehold
No Onward Chain
10 Year Build Warranty
There will be an estate charge - amount
to be confirmed

### **Directions**

### From Sturminster Town Centre

From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located. Postcode DT10 1JG

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