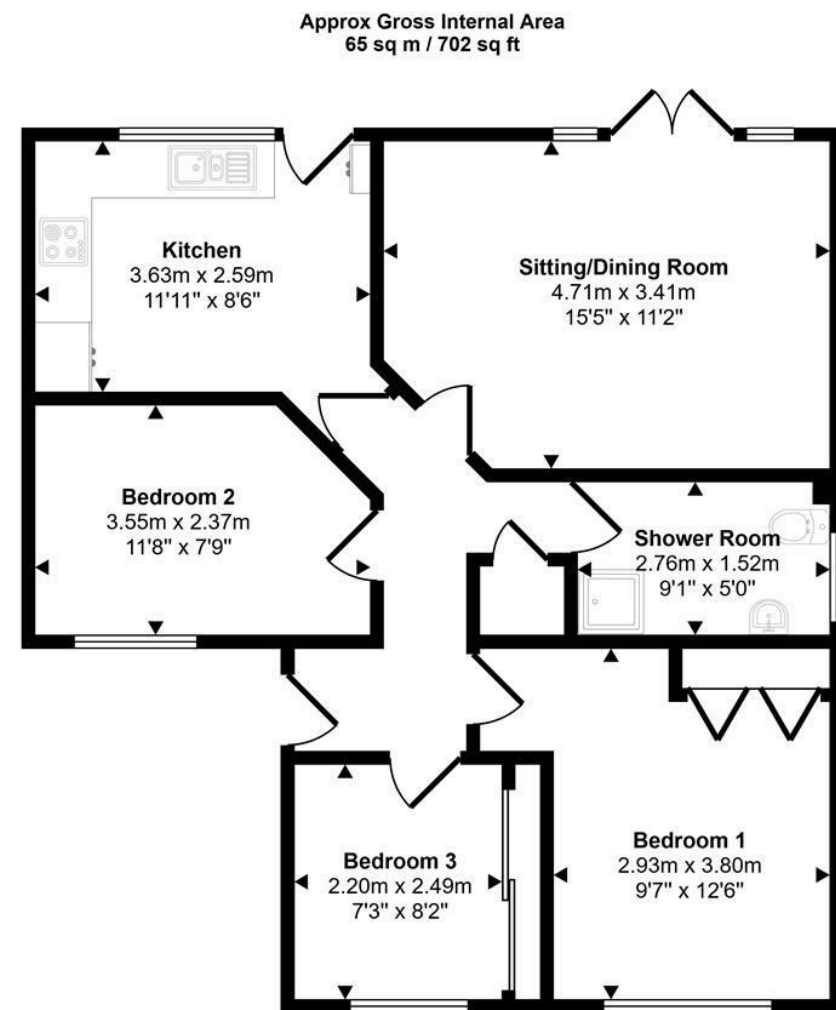




Floorplan

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.



Dashwood Close  
Sturminster Newton

Guide Price  
£349,000

Situated in a highly sought-after residential area, this modern three-bedroom detached bungalow offers the perfect blend of comfort, convenience, and outdoor space. Ideally positioned near scenic riverside and countryside walks, as well as excellent schools and a leisure centre, this home is ideal for families, professionals, and those looking to enjoy their leisure years in a peaceful yet well-connected setting.

Step inside to discover a bright and versatile living space, with three generously sized bedrooms offering flexibility for a guest room, home office, or hobby space. The stylish modern shower room provides a touch of luxury, while the spacious sitting room and well-thought-out layout make everyday living a pleasure.

The well-proportioned rear garden offers a fantastic opportunity to create your perfect outdoor retreat, whether that's a peaceful sanctuary for relaxation, a vibrant flower garden, or an alfresco entertaining area. With a long driveway and a single garage, there's ample parking and storage.

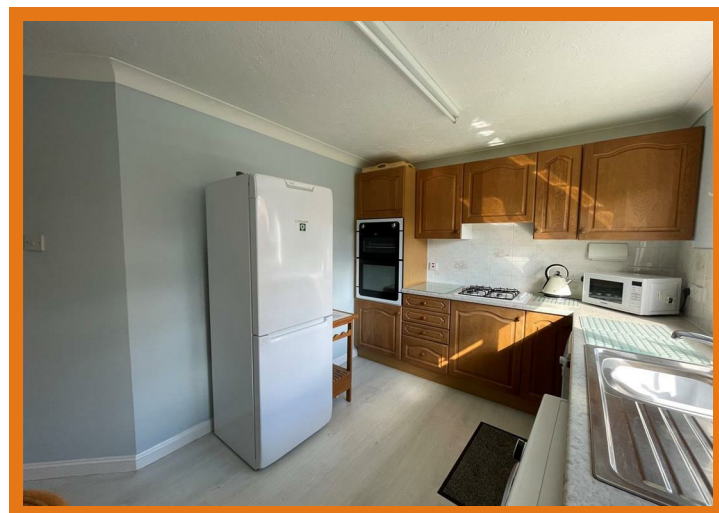
For those who appreciate convenience, the town centre is just a short distance away, providing easy access to a wide selection of shops, cafés, and essential amenities. Whether you're looking for an active lifestyle with countryside walks and leisure facilities or a low-maintenance home for a more relaxed pace of life, this bungalow offers the best of both worlds.

Offered with no onward chain, this is a fantastic opportunity to secure a beautiful home in a desirable location.

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Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>70</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



## The Property

### Accommodation

#### Inside

The part glazed front door opens into a bright and inviting entrance hall with access to the loft space, doors leading off to all rooms plus a cupboard housing the gas fired combination boiler. The sitting room enjoys a view over the rear garden and has double doors that open to a paved seating area. There is plenty of room for a dining table and chairs as well as a settee and armchairs.

The good sized kitchen looks out over the rear garden and also has a door to the garden. It is fitted with a range of wood style units consisting of floor and eye level cupboards plus a separate drawer unit. There is ample work surfaces with tiled splash back and stainless steel sink and drainer. The eye level double gas oven is built in and there is a gas hob with an extractor hood above as well as space for a fridge/freezer and plumbing for a washing machine.

There is also room for a small table and chairs.

The shower room is fitted with a WC, pedestal wash hand basin and a large shower cubicle with an electric shower. All three bedrooms are a good size and offer flexibility as to their usage. Two have built in wardrobes and the main has a large bay window overlooking the front garden.

#### Outside

##### Garage and Parking

There is a long tarmac drive with space to park at least three cars and leads up to the single garage. This has an electric remotely controlled up and over door, and benefits from light and power.

##### Garden

The front garden is laid to lawn and there is a gate from the drive that opens to the rear garden. This too is mostly laid to lawn, edged by gravel borders - ideal for pot plants - plus paved paths leading to the timber garden shed and down the side of

the bungalow where there is room for bins etc. There is also a paved seating area with a wind out canopy plus an outside water tap.

### Useful Information

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

### Directions

**From Sturminster Newton Town**  
Leave Sturminster via Bath Road heading towards Gillingham and take a right turn into Honeymead Lane just before the school. Continue towards the bottom of the hill and take the second turning left into Dashwood Close. The property is located a short distance along on the right hand side. DT10 1PF

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.