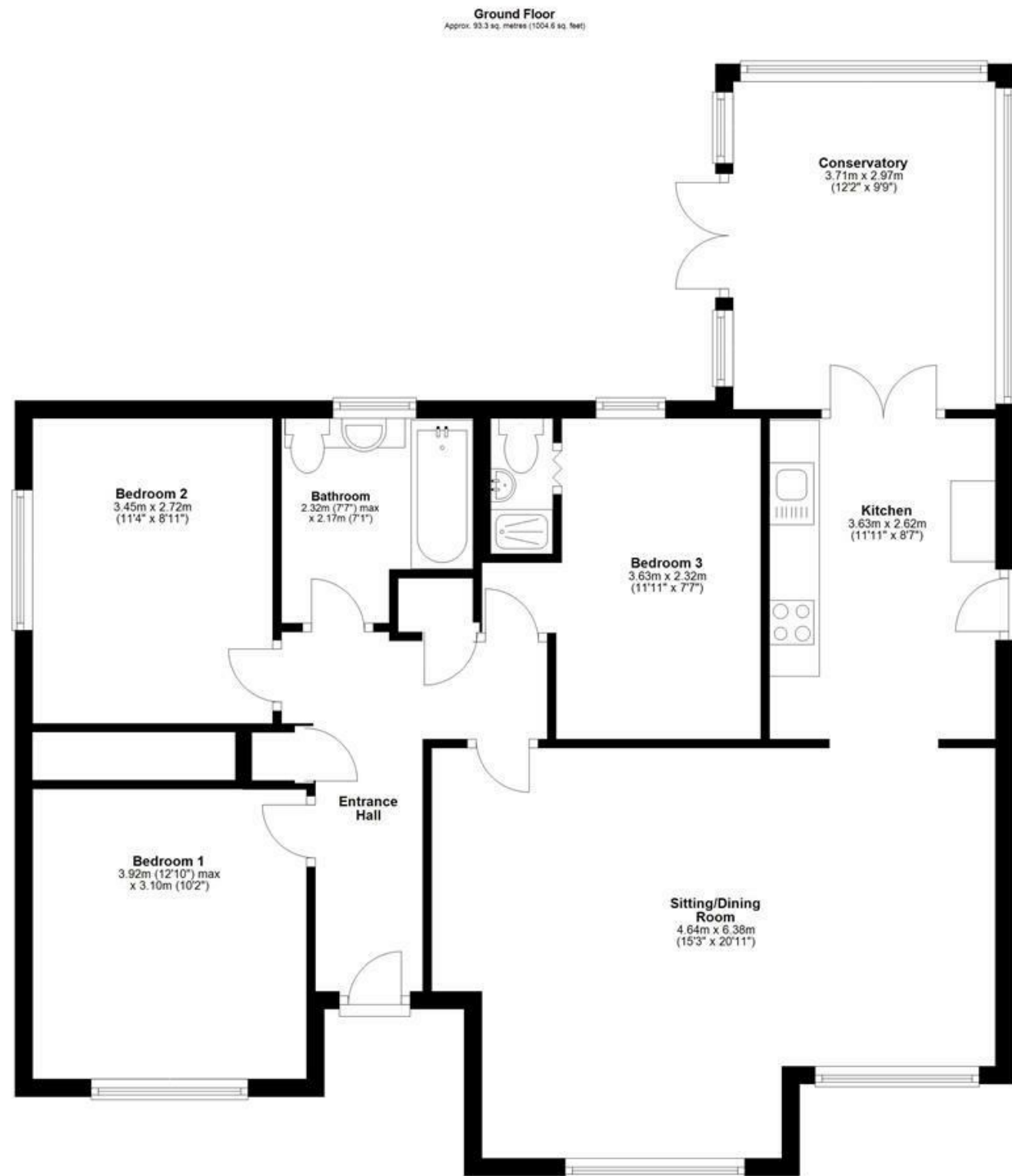




Total area: approx. 93.3 sq. metres (1004.6 sq. feet)

**1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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



Burges Close Marnhull

**Guide Price
£425,000**

Tucked away in a peaceful cul-de-sac in one of Dorset's most sought-after villages, this beautifully presented modern detached bungalow offers a rare combination of spacious living, timeless style, and unbeatable convenience.

From the moment you step inside, the sense of light and space is striking. The generously proportioned sitting/dining room is perfect for both relaxing and entertaining, with the charming potential to reinstate a log burner for added warmth and character. The well-equipped kitchen offers abundant storage and flows seamlessly into a bright conservatory overlooking the attractively landscaped garden—a tranquil spot to enjoy your morning coffee or unwind with a good book.

This versatile home features three spacious bedrooms, including an en-suite shower room for bedroom three, and a stylish family bathroom finished to a high standard.

Outside, the private garden is beautifully designed for low-maintenance enjoyment, complemented by a timber garage and off-road parking for three vehicles.

Located within walking distance of the local pub and village shop, this property enjoys the best of both worlds: a friendly community atmosphere with countryside charm, yet excellent access to nearby amenities and transport links.

Whether you're downsizing without compromise or seeking a comfortable and stylish family home, this property is the perfect match. Meticulously maintained and move-in ready—this is village living at its very best.



The Property

Accommodation

Inside

The front door opens into a good sized welcoming entrance hall with doors leading off to the bedrooms and to the sitting room. There is a linen cupboard plus a further storage cupboard. The spacious combined sitting and dining room has two windows overlooking the front and there is the exciting chance to re-instate the fireplace and install a log burner. An arch leads into the kitchen.

The kitchen has a door to the side and is fitted with a range of units consisting of floor cupboards, separate drawer unit and eye level cupboards with open ended display shelves. There is a good amount of wood block effect work surfaces with a tiled splash back and a ceramic sink with swan neck mixer tap. The washing machine, dishwasher and fridge/freezer are included in the sale and there is also a gas hob with hood above plus a built in eye level electric double oven with storage cupboards above and below. For appearance and practicality the floor is laid in a ceramic tile, which continues into the conservatory. Double doors open into the

conservatory, which has doors leading out to the rear garden and a view of the garden.

There are two double sized bedroom, plus bedroom three, which is a large single bedroom with the advantage of an en-suite shower room plus there is the family bathroom. This has a contemporary suite comprising of vanity wash hand basin with mono tap, low level WC with concealed cistern and a "Wellness Centre" spa bath with lights and electric shower over. The floor is tiled in stone as are the walls.

Outside

Garage and Parking

There is a timber single garage with double opening doors, window to one side and a door to the rear garden. It is fitted with light and power and has rafter storage. It measures - 16' x 12' (4.88 m x 3.66 m) There is additional parking on the gravelled drive for three cars.

Gardens

The side garden is laid to lawn interspersed with mature shrubs and curving paved path leading to a timber gate to the rear garden. The path continues to a good sized paved patio with lawn on one side. The garden has been attractively

landscaped and is enclosed by timber fencing and planted with a variety of flower and shrubs. the garden enjoys an excellent degree of privacy and is of an easy to manage size.

Useful Information

Energy Efficiency Rating C
Council Tax Band E
uPVC Double Glazing
Gas Fired Central Heating from a combination boiler
Mains Drainage
Freehold

Directions

From Sturminster Newton

eave Sturminster heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Follow the road past the shops and the Blackmore Vale public house. Take the next turning right into Burges Close, then left where the property will be found on the right hand side. Postcode DT10 1QQ - What3words - holds.repelled.scribbled

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.