

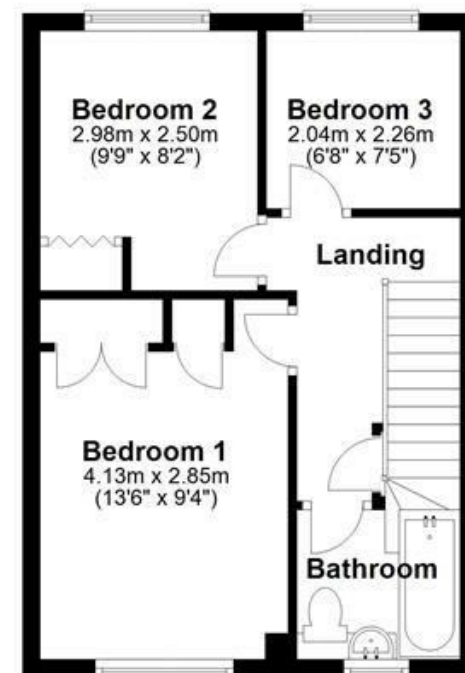
Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 99.3 sq. metres (1069.1 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		
(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		



The Hawthorns Stalbridge

Asking Price
£300,000

Stylish, Spacious & Ready to Enjoy – The Perfect First Family Home or Downsize!

Tucked away at the end of a quiet cul-de-sac, this three-bedroom semi-detached home is full of charm, comfort, and potential. Whether you're stepping onto the property ladder, searching for a first time family home or looking to downsize with ease and without compromise, this modern home offers the perfect blend of space, location, and convenience.

Step inside and you'll instantly feel at home. A bright, spacious sitting room flows through a feature arch into a generous dining area—ideal for entertaining or relaxed family dinners—with double doors opening straight onto the garden for seamless indoor-outdoor living.

The kitchen is well-sized and packed with potential, with space for a breakfast table—perfect for busy mornings or casual coffee catch-ups. Upstairs, two comfortable double bedrooms and a versatile third room give you options: a nursery, dressing room, or that much-needed home office.

Recent upgrades—including a brand-new boiler, fresh carpets in key rooms, and a tasteful redecoration—mean you can move in and enjoy right away, while still having the freedom to add your personal touch.

Outside, you'll love the private rear garden with access to the garage, and the generous driveway with space for two cars. All this, just a short stroll from shops, schools, and all the town's amenities.

This is more than a house—it's a home that fits your lifestyle.



The Property

Accommodation

Inside

The front door opens into a welcoming and bright entrance hall with stairs rising to the first floor and doors leading off to the sitting room, kitchen and to the cloakroom, which is fitted with a vanity style wash hand basin and a WC. The floor is laid in a wood effect practical laminate that carries through into the cloakroom. The spacious sitting room has plenty of room for settees and armchairs and has a window to the side and arch into the dining room. The dining room has a stained glass window to the side, double doors opening out to the garden and an exposed stone wall that lends character to the room. Both the reception rooms enjoy plenty of natural light and ample space for socialising and children to play.

The kitchen is generously sized and has an outlook to the front. It is fitted with a range of modern kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards and cabinet with counter lighting under. There is a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with swan neck mixer tap. You will find space for a fridge/freezer and plumbing for a washing machine. The electric oven is built in with a gas hob and an extractor hood over. For practicality, the floor is tiled.

First Floor

Stairs rise to the galleried landing where there is access to the loft space with drop down ladder, light and part boarded, linen cupboard and doors to all rooms. There are two double sized bedrooms - both with fitted wardrobes and a good sized single bedroom that could be a work from home space, nursery or dressing room.

The bathroom is fitted with a modern suite consisting of bath with mixer tap and telephone style shower attachment, vanity style wash hand basin and a WC. The floor is laid in a practical wood effect laminate.

Outside

Garage and Parking

To the side of the property there is a tarmacadam drive with space to park two cars and leading up to the garage. The garage is larger than average with an up and over door, light and power plus rafter storage and personal door to the side opening to the rear garden. It measures - 5.28 m x 2.74 m/17'4" x 9'.

Gardens

To the front of the property there is a small lawn and beds planted with shrubs and flowers plus an outside water tap. The rear garden has been attractively landscaped with paved seating areas, lawn that is edged by stone bricks and raised beds retained by sleepers and planted with a variety of trees and shrubs. A stepping stone path leads down the garden to the back

of the garage where there is a timber shed and space to store garden items. The garden is a perfect size to manage and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

uPVC Double Glazing

Gas Fired Central Heating from a new

combination boiler

Mains Drainage

Freehold

Directions

From the 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 Springfields. Then right into The Hawthorns. Follow the road and take the first left where the property will be found straight ahead and to the right. Postcode DT10 2PU - What3words - sponsors.gear.observers

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.