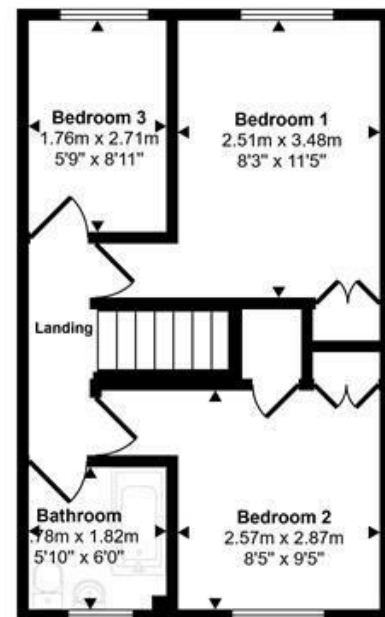




Ground Floor
Approx 50 sq m / 538 sq ft



First Floor
Approx 34 sq m / 362 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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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	



Nether Mead Okeford Fitzpaine

Asking Price
£315,000

Charming Village Home — Stylish, Practical & Waiting for You!

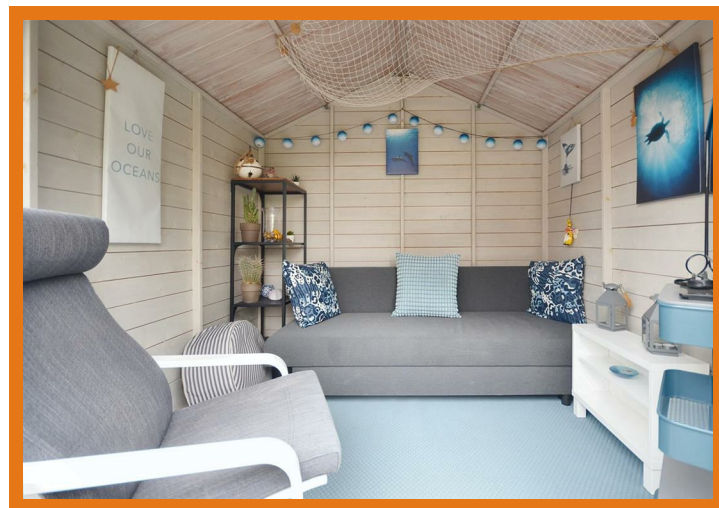
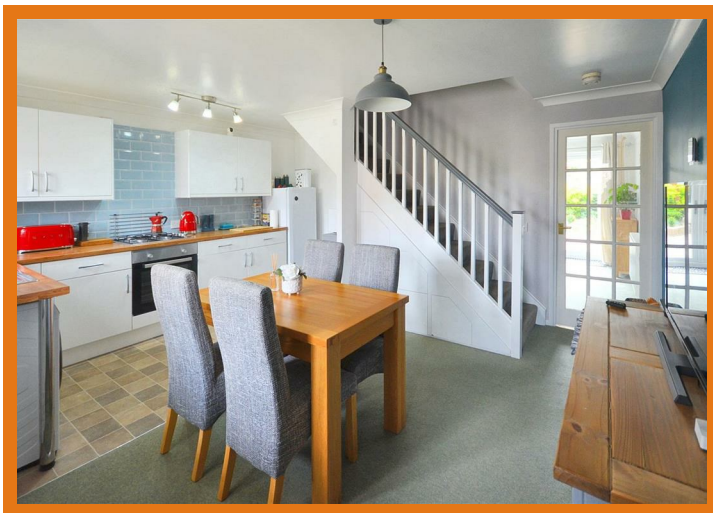
Tucked away in a sought-after village location, this modern semi-detached gem has been a much-loved home for the past 19 years — and it shows. Thoughtfully improved and beautifully maintained, it's ready for its next chapter, whether you're a first-time buyer, growing family, downsizer, or savvy investor.

Step inside and feel the space open up — the kitchen has been seamlessly opened into the dining area, creating a light-filled, sociable hub that's perfect for busy mornings or relaxed evenings with friends. The home also benefits from new double glazing installed just last year, adding warmth, efficiency, and peace of mind. Upstairs, there are two generous double bedrooms and a comfortable single — ideal as a nursery, home office, or guest space and the rear bedrooms take in a delightful view of Okeford Hill in the distance. The bathroom features a modern suite and a fresh, clean finish. Inside, all that's left to do is decide where the furniture goes and start planning your colour schemes — the hard work has already been done. Simply move in and make it your own.

Outside, the easy-care rear garden is both attractive and practical — perfect for relaxing without the hard work. The summer house adds fantastic versatility, whether you dream of a garden office, hobby space, or just a quiet spot to unwind. There's also a garden shed for extra storage, plus off-street parking for two vehicles and a handy external store.

Whether you're taking your first step on the property ladder, downsizing with style, or looking for a smart rental investment, this home ticks all the boxes.

Ready to move, ready to love — come and see it for yourself!



The Property

Accommodation

Inside

Ground Floor

The front door opens into a useful porch with plenty of room for coats, boots and shoes. A paned glass door opens into a bright and spacious combined kitchen and dining room with windows to the front, stairs with storage beneath rising to the first floor and a paned glass door into the sitting room.

The kitchen area is fitted with a range of modern, sleek finished soft closing units consisting of floor cupboards - some with drawers and eye level cupboards. You will find a generous amount of wood block effect work surfaces with a tiled splash back and a stainless steel sink and drainer with a mixer tap. There is space for a fridge/freezer and plumbing for a washing machine plus a built in electric oven and gas hob. For practical reasons, the floor is laid in an attractive tile effect vinyl.

At the back of the house is a generously

sized sitting room with a window to the rear and large double doors opening out to the rear garden.

First Floor

On this floor you will find two double bedrooms with built in wardrobes and a single bedroom with the rear bedrooms enjoying a view of Okeford Hill in the distance. There is also the bathroom, which is fitted with a modern suite consisting of a L shaped bath with mains shower over and choice of hand held or rainfall shower head, vanity wash hand basin and a WC with a concealed cistern. There is full height tiling around the bath area and the floor is laid in an attractive laminate tile.

Outside

Parking

At the front of the house there is a paved drive with space for one car plus a further gravelled area that provides an additional parking space. You will also find an electrical charging point for a car to the side of the house.

Gardens

To the front there is a grassed area and

shrub bed. The rear garden has been thoughtfully designed to require minimal upkeep. Immediately to the back of the house there is a good sized paved area, which extends to the side and is partly under cover. A low brick wall retains the lawn to one side and provides an ideal shelf for pot plant displays. Gentle steps beneath a timber pergola and shrub beds to either side, rise to a further part of the garden, which is laid to stone chippings. Here you will find a useful garden shed and a delightful summerhouse that looks down the garden to the house. Attached to the side of the house is a useful insulated and lockable store with door out to the front.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing - replaced in 2024
Combination Gas Fired Central Heating Boiler
Mains Drainage
Freehold

Directions

Postcode - DT11 0TP
What3words - aware.motored.follow.

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.