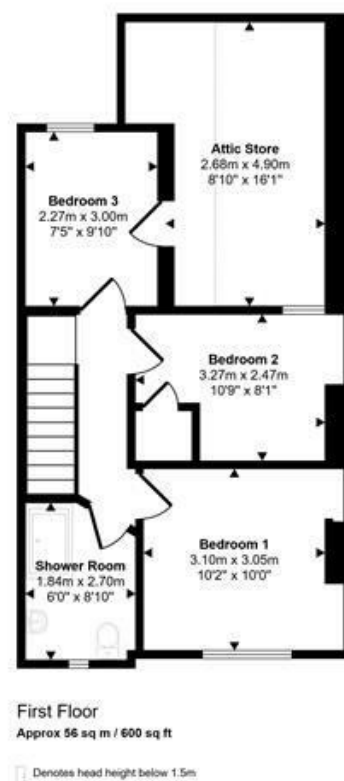




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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	EU Directive 2002/91/EC	



Grosvenor Road Stalbridge

Guide Price
£275,000

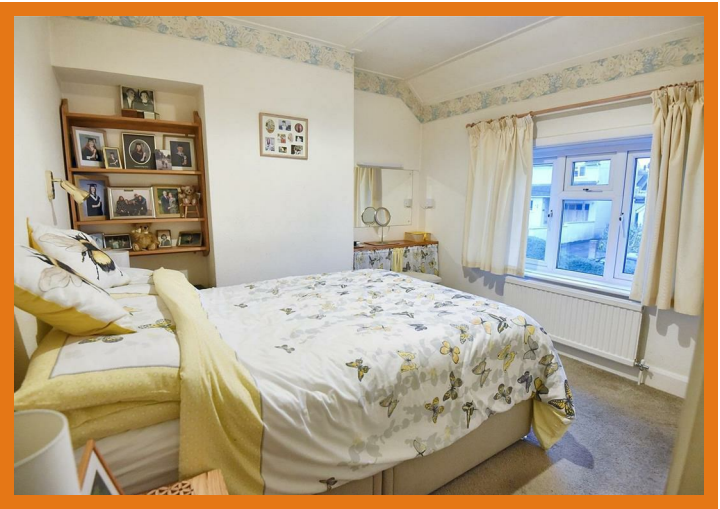
A Much-Loved Family Home Ready for Its Next Chapter:-

Full of warmth and character, this older-style semi-detached home has been cherished by the same family for over 40 years — and it's ready to welcome a new family to make their own memories here. Set in a friendly and convenient location, this home is just a short walk from the supermarket, primary school, and town centre, as well as lovely open green spaces for dog walks and outdoor adventures.

Inside, there's plenty of space and flexibility for everyday family life. Upstairs, you'll find three comfortable double bedrooms, a family shower room, and even a walk-in attic store room — perfect for tucking away toys, suitcases, or keepsakes. Downstairs, the home has a lovely flow and family feel. The front porch includes a handy cupboard for coats, boots, and shoes, leading into a sitting room with a feature fireplace and gas fire — the heart of the home for relaxed evenings together. There's also a versatile office or hobbies room, which could easily become a fourth bedroom if needed, and a dining room where the family can gather for meals. The good-sized kitchen includes a breakfast bar, ideal for busy mornings or after-school snacks. From the rear porch, you'll find access to both the cloakroom and the sunny back garden.

Outside, there's a long driveway, a garage with power, and a useful studio attached — an ideal space for a home office, workshop, or creative project. The enclosed rear garden is a real highlight — sunny, safe, and perfect for children and pets to play or for summer barbecues and family gatherings.

This is a home that's been filled with love for decades — and now offers the perfect opportunity for a new family to make it their own.



The Property

Accommodation

Inside

Ground Floor
The main entrance lies to the side of the house where the front door opens into the porch, which has a storage cupboard housing the central heating boiler and room for coats, boots and shoes. A further door opens into the hall with stairs rising to the first floor and a sliding door into the sitting room. This room has ample room for a settee and armchairs, and a recess with shelves provides space for books. There is a feature stone fireplace with display shelves and a gas fire. A door opens into the inner hall where there is a door to the office, which could be used as a hobbies room or bedroom four and an opening to the dining room. The dining room has plenty of space for a family sized dining table and has practical vinyl flooring that continues into the kitchen/breakfast room.

The kitchen/breakfast room has a window with a view over the rear garden and is fitted with a range of units consisting of floor cupboards, separate drawer unit and tall larder style cupboards as well as eye level cupboards. You will find a good amount of work surfaces - including a breakfast bar - with a tiled splash back and a stainless steel sink and drainer with a mixer tap. There's housing for a fridge/freezer, space for a slot in cooker plus space and plumbing for washing machine and dishwasher.

From the kitchen, a door opens into a useful boot room with access to the cloakroom and rear garden.

First Floor

On this floor, you will find the family shower room and three double sized bedrooms plus an attic store.

Outside

Garage and Parking

The property is approached from the road onto a long tarmac drive with space to park at least four cars and leads up to the garage. This has an up and over door, fitted with light and power plus rafter storage. It measures 3.99 m x 3.38 m/13'1" x 11'1".

Gardens

The front garden is laid to lawn and planted with some hedging and shrubs. From the drive a picket gate opens to the rear garden. This has a large paved area plus an undercover seating area, a lawn plus a raised deck and an area laid to stone chippings. There are beds planted with trees and shrubs. Attached to the rear of the garage is a useful workshop that has power, light and telephone and could easily be adapted as a work from home space.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
uPVC Double Glazing

Gas Fired Central Heating
Mains Drainage
Freehold

Location and Directions

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops.

Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country.

Postcode - DT10 2PL
What3words - ///protected.brimmed.formally

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.