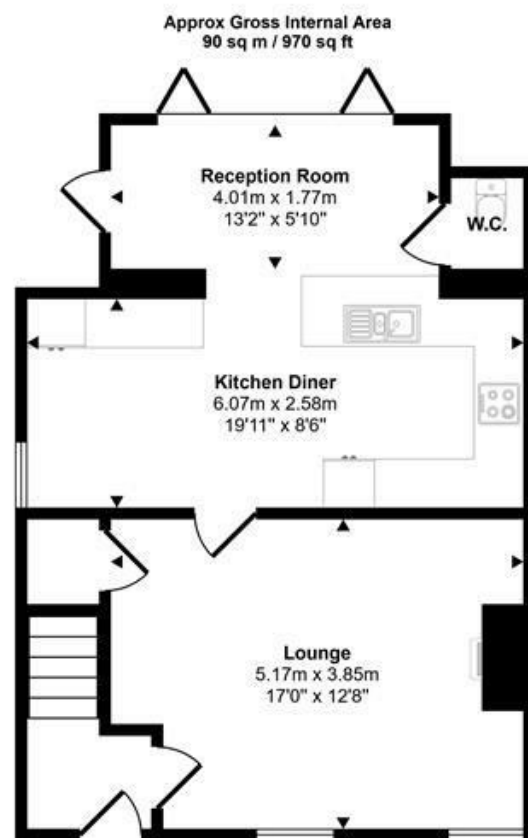
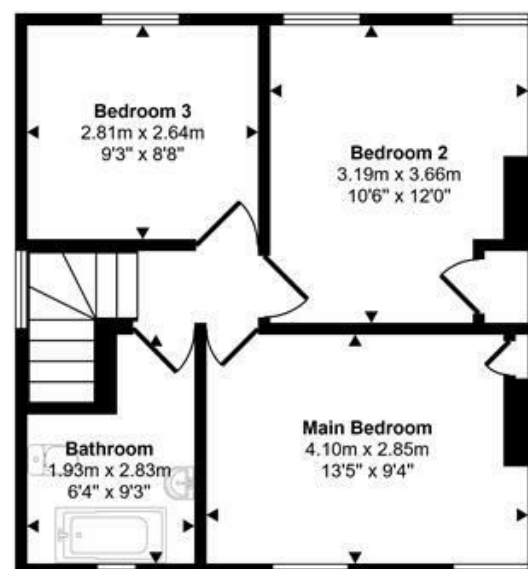




Ground Floor  
Approx 49 sq m / 532 sq ft

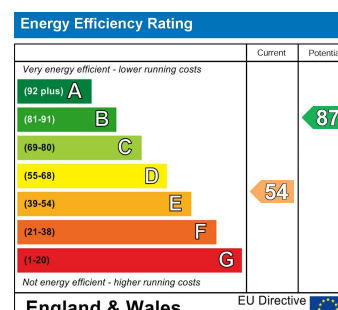


First Floor  
Approx 41 sq m / 438 sq ft

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



# Morton • New

selling and letting properties



Westfield  
Sturminster Newton

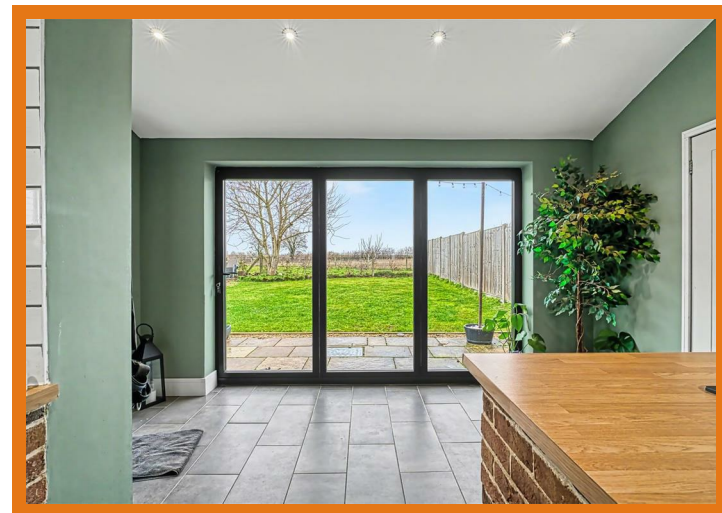
Guide Price  
£350,000

Positioned on the edge of Sturminster Newton yet within comfortable walking distance of the town centre, is this well-proportioned semi-detached home that has been thoughtfully updated to create a practical and welcoming family property. Enjoying a slightly elevated position, the house benefits from generous internal space, a good-sized garden backing onto open fields and ample off-road parking, making it an appealing option for a wide range of buyers.

The current owners have undertaken a programme of improvements since 2019, including a modern kitchen, a recent extension and general refurbishment throughout, resulting in a home that is ready to move into while still offering scope for personal touches. Large rooms, good natural light and a strong connection between the house and garden combine to create a comfortable and versatile living environment.

Sturminster Newton is a thriving North Dorset market town, known for its independent shops, cafés, schooling and everyday amenities, as well as easy access to surrounding countryside and the popular Trailway. This property offers the balance of edge-of-town living with the convenience of nearby facilities, making it well suited to families, upsizers and those seeking space both inside and out.

www.mortonnew.co.uk



### Inside

The accommodation is arranged over two floors and is well balanced, with generous room proportions throughout.

The main living spaces are bright and inviting, providing comfortable areas for everyday living and entertaining. The kitchen/dining room forms a real hub of the home and has been updated with modern gloss units, wood-effect laminate worktops and an eye-level double oven. There is ample space for a dining table, and doors open directly onto the rear garden, allowing the inside and outside to flow together naturally.

Upstairs, there are three well-sized bedrooms, all offering good natural light and flexibility for family life or home working. The family bathroom has been refurbished to a modern standard and serves all bedrooms.

Overall, the interior feels well cared

for and practical, with the benefit of recent improvements already completed.

### Outside

The property enjoys a particularly generous plot for its position. To the front and rear are lawned gardens, with the rear garden backing onto open fields and enjoying a south-westerly aspect, making it an excellent space to enjoy afternoon and evening sun.

The garden is largely laid to lawn with patio area, offering plenty of room for seating, play or further landscaping if desired. The outlook to the rear adds a sense of space and openness rarely found so close to town amenities.

There is ample off-road parking, along with a garage and additional external storage, providing excellent practicality for modern living.

### Useful Information

Tenure: Freehold  
Council Tax Band: C  
EPC Rating: E  
Heating: Gas central heating  
Drainage: Mains drainage  
Onward Chain: Vendors are suited

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.