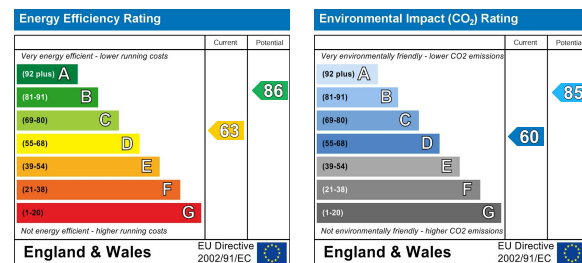




Total area: approx. 125.9 sq. metres (1355.7 sq. feet)

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Broad Oak
Sturminster Newton

Offers In Excess Of
£325,000

A charming and deceptively spacious detached bungalow situated in the desired hamlet of Broad Oak and enjoying marvellous far reaching views of the Blackmore Vale Countryside. We believe that the bungalow was built in the 1970s, and, as typical of the time, benefits from good sized windows allowing plenty of natural light to flood all the internal rooms. Our seller has well maintained and improved the property during the six years of ownership. A useful en-suite shower room to the main bedroom has been created, new carpets have been laid in both bedrooms and the entrance hall and a modern stylish kitchen with soft closing doors has been installed. The property has also had some external landscaping carried out and the electrics have been updated. In addition the bungalow benefits from uPVC double glazing and main gas fired central heating via radiators. A viewing is essential to truly appreciate the well proportioned rooms, easy to use layout and those fabulous views.

In brief, the inside accommodation consists of useful porch, welcoming entrance hall, sitting room with fireplace and boasting tremendous far reaching views, further versatile reception room, good sized kitchen with plenty of cupboards and door to covered passage, which has access to the front and rear. In addition, there are two double bedrooms, main with en-suite shower room, shower room and separate cloakroom. Outside there is parking for four cars, garage plus front and rear gardens.

Energy Efficiency Rating D - Council Tax Band D - DRAFT DETAILS



ACCOMMODATION

Inside

Porch and Entrance Hall

uPVC double glazed porch with half glazed door and windows to both sides. Display shelves. Painted tiled floor. Part glazed wooden door with full length window to one side opens into the:-

Entrance Hall - Ceiling light. Coved. Radiator. Power points. Display shelves. Central heating thermostat. Doors to both bedrooms and pane glass door to the sitting room. Opening to inner hall with sliding doors to double size storage cupboard with shelves to one side and hanging rail and shelf to the other. Access to loft space. Door to bathroom and cloakroom.

Sitting Room

5.21m" x 3.94m" (17'1" x 12'11")

Maximum measurements. Large window overlooking the rear garden and marvellous rural views beyond. Wall lights. Radiator. Power and television points. Short wall with open display shelf. Open fireplace with stone surround incorporating display niches, wood mantel and tiled hearth. Pane glass door to the garden room. Opening to the:-

Dining Area

2.77m" x 2.11m" (9'1" x 6'11")

Window overlooking the rear garden and rural scene beyond. Ceiling light. Coved. Radiator. Power points. Recess with obscure glazed window to kitchen and with glass shelves in front. Pane glass door to the kitchen/breakfast room.

Kitchen/Breakfast Room

3.94m" x 3.15m" (12'11" x 10'4")

Maximum measurements. Window with tiled sill overlooking the front drive and garden. Ceiling lights. Wall mounted gas fired central heating boiler concealed in a cupboard. Built in storage cupboard. Power and telephone points. Radiator. Kick heater. Fitted with a range of modern soft closing kitchen units consisting of floor cupboards with corner carousels, separate drawer unit with deep pan and cutlery drawers, pull out larder cupboard with racks, open shelves and eye level cupboards with counter lighting under. Good amount of work surfaces. Laminate splash backs. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a dishwasher. Space for a fridge/freezer. Electric range style cooker with extractor hood above. Karndean flooring. Part glazed door to the:-

Side Lobby

6.30m" x 0.94m" (20'8" x 3'1")

Running from front to back with doors to both ends. Ceiling light. Storage shelves. Personal door to the garage and door to the:-
Gardeners's cloakroom - Window to the rear. Low level WC. Wall mounted wash hand basin with tiled splash back. Power point.

Garden Room

2.18m" x 4.04m" (7'2" x 13'3")

One step down from the sitting room. Windows with deep tiled sills to side and rear overlooking the rear garden and views beyond. Ceiling light. Radiator. Power points. Half glazed door to steps leading down to the rear garden.

Main Bedroom

2.62m" x 4.14m" (8'7" x 13'7")

Enjoying a double aspect with window to the rear into the garden room and to the side. Ceiling light. Radiator. Power and television points. Built in wardrobes. Door to the:-

En-Suite Shower Room

Window to the side elevation. Ceiling light. Shower cubicle, vanity style wash hand basin and low level WC. Laminate panelled walls.

Bedroom Two

3.86m" x 3.58m" (12'8" x 11'9")

Windows to the side and front aspects. Ceiling light. Radiator. Power points. Vanity style wash hand basin.

Shower Room

Frosted glazed window to the front. Ceiling light. Fully tiled walls. Horseshoe shaped shower cubicle with electric shower. Pedestal wash hand basin with wall light over. Radiator. Slim line storage cupboard fitted with shelves. Airing cupboard housing hot water cylinder and fitted with slatted shelves and central heating control panel. Mosaic style vinyl flooring.

Cloakroom

Frosted glazed window to the front. Ceiling light. Fully tiled walls. Low level WC with dual flush facility. Wall mounted wash hand basin with mono tap. Mosaic style vinyl flooring.

Outside

Garage and Parking

5.00m" x 2.90m" (16'5" x 9'6")

Measurement excludes the recess. Up and over door, window to side and personal door to the side lobby. Power and lighting. Plumbing for a washing machine. There is parking for four cars on the drive to the front of the garage.

Garden

The rest of the front is laid to lawn area bordered by shrub and flower beds, enclosed by post and rail fence. There is access from both sides of the property to the west facing rear garden which has been landscaped to give easy maintenance being mostly laid to gravel and a raised decked seating area to the back of the bungalow. There is also raised beds and a greenhouse. The garden boasts tremendous rural views.



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.