

Ground Floor
Approx 145 sq m / 1566 sq ft



First Floor
Approx 129 sq m / 1393 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		
(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		



White Lane Close Sturminster Newton

Asking Price
£700,000

An opportunity not to be missed with this substantial detached family home offering an impressive 2,959 square feet of living space, making it an ideal choice for both existing and growing families. This mature property boasts a prime location just a short walk to the town centre as well as schooling for all ages and sits in grounds extending to just under a third of an acre. It is presented to the market with the advantage of no onward chain and has the potential to upgrade and personalise the interiors to your own taste and style. This home presents a wonderful opportunity for those looking to make their mark.

On the first floor, the property boasts five generously sized double bedrooms, two of which benefit from en-suite facilities plus there is the family bathroom and separate cloakroom all adding extra convenience, comfort and privacy for all family members. Downstairs, the flexible reception rooms allow you to tailor the layout to suit your lifestyle and have ample space for relaxing with the family and entertaining friends. Two of the reception rooms have fireplaces that add a touch of character and warmth on dark chilly evenings and provide a welcoming atmosphere. The heart of the home is undoubtedly the spacious kitchen and dining area - a fabulous social space, just perfect for hosting gatherings and creating lasting memories with loved ones.

The delightful outdoor space is ideal for children and pets to play safely and for gardening enthusiasts there is the option to landscape the garden to your own design. Additionally, the ample parking for up to six vehicles ensures convenience for family and guests alike. Furthermore, the layout provides the possibility to create a dedicated workspace or even run a business from home, subject to the necessary permissions.

With the close proximity to amenities, this home is definitely a practical choice for family living and a viewing is urged to appreciate all that it has to offer.



The Property

Accommodation

Inside

Ground Floor

From the drive there is a path that leads to a useful porch, which has a door opening into the welcoming entrance hall, which has an attractive wood block floor laid in a herringbone pattern. There are stairs rising to the first floor with deep storage cupboard beneath and doors leading off to the cloakroom, kitchen/dining room, study/den and the sitting room.

The spacious sitting room enjoys a double aspect with window overlooking the front garden and door opening to a rear storm porch and garden. There is an open fireplace with brick surround and timber mantelpiece plus built in shelves and cupboards to either side of the chimney breast. It too has wood block flooring plus a door opening into the den/study. This room offers flexible usage and can be tailored to your own personal needs. There is wood block flooring and double doors opening into the garden room.

The garden room lies to the rear of the house and enjoys a view over the garden with double doors opening to the side. It is an all year round room with a solid pitched roof, heating and a tiled floor. The large combined kitchen and dining room is fitted with a range of soft closing units consisting of floor cupboards, pull out spice racks and pull out larder cupboard as well as eye level cupboards. There is a good amount of wood work surfaces with a tiled splash back and stainless steel sink and drainer with an aerator swan neck mixer tap. The dishwasher and fridge/freezer are integrated and there is an eye level double electric oven plus a ceramic hob with an extractor hood. The kitchen area is laid to tiles, whilst the dining area has an attractive herringbone patterned wood block flooring.

Also on the ground floor is a side entrance with door into the kitchen/dining room and into a good sized utility/boot room, which has plenty of space for storage plus other kitchen appliances. There is a cloakroom, which is accessed from the entrance hall.

First Floor

Stairs rise to a spacious landing with access to all bedrooms, family bathroom and cloakroom. There is also access to the loft space and airing cupboard that houses the hot water cylinder.

There are five generously sized double bedrooms. The principal bedroom enjoys a triple aspect and a door leading out to the balcony, which overlooks the rear

garden. It also has the advantage of an en-suite bathroom. Bedroom two benefits from a double aspect and has an en-suite shower room. The family bathroom is fitted with a suite consisting of a bath with mixer tap, vanity style wash hand basin and corner shower cubicle with a mains shower. There is a separate cloakroom.

Outside

Garage and Parking

The property is approached from the close via double metal gates that open to a long tarmacadam drive with space for multiple vehicles and leads up to the garage. There is plenty of space for storing a caravan, boat or motorhome. The garage has an up and over door, fitted with light and power plus a personal door opening to the rear garden.

Gardens

There is a large garden to the front of the house that is laid to lawn and planted with shrubs and trees and mostly enclosed by a brick wall. The rear garden is also of a good size with a high degree of privacy. It too is laid to lawn and planted with shrubs and trees. There is a greenhouse, the oil tank and an outside water tap.

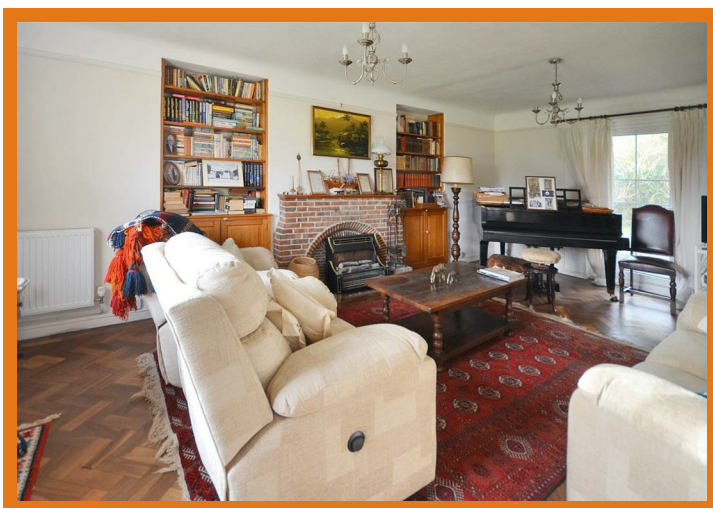
Useful Information

Energy Efficiency Rating tba
Council Tax Band F
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. Continue through the traffic lights and take the first turning left into White Lane Close. Take the next turning right where the entrance to the property is on the left hand side. Postcode DT10 1EJ.



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.