



3 Nicholson Cottages, Hinton St Mary, Sturminster Newton, Dorset, DT10 1NF





A recently refurbished 3 bedrooms semi detached house boasts large front and rear gardens situated in the peaceful setting of Hinton St Mary.

The front door leads into a welcoming entrance hall with stairs leading to first floor and windows to side aspect giving natural light.

The family bathroom can be found off the hall, newly fitted suite with a bath, wash hand basin and WC.

The spacious kitchen/breakfast room is to the rear of property boasting a range of cupboard and drawer storage with windows to rear, useful larder cupboard and space for dining table. Off the kitchen is the practical utility room with side access and door to the convenient cloakroom.

The bright and generously sized living room enjoys dual aspect with window to front and French doors to rear garden.



Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, offering a touch of luxury. Bedrooms two and three are equally bright and airy.

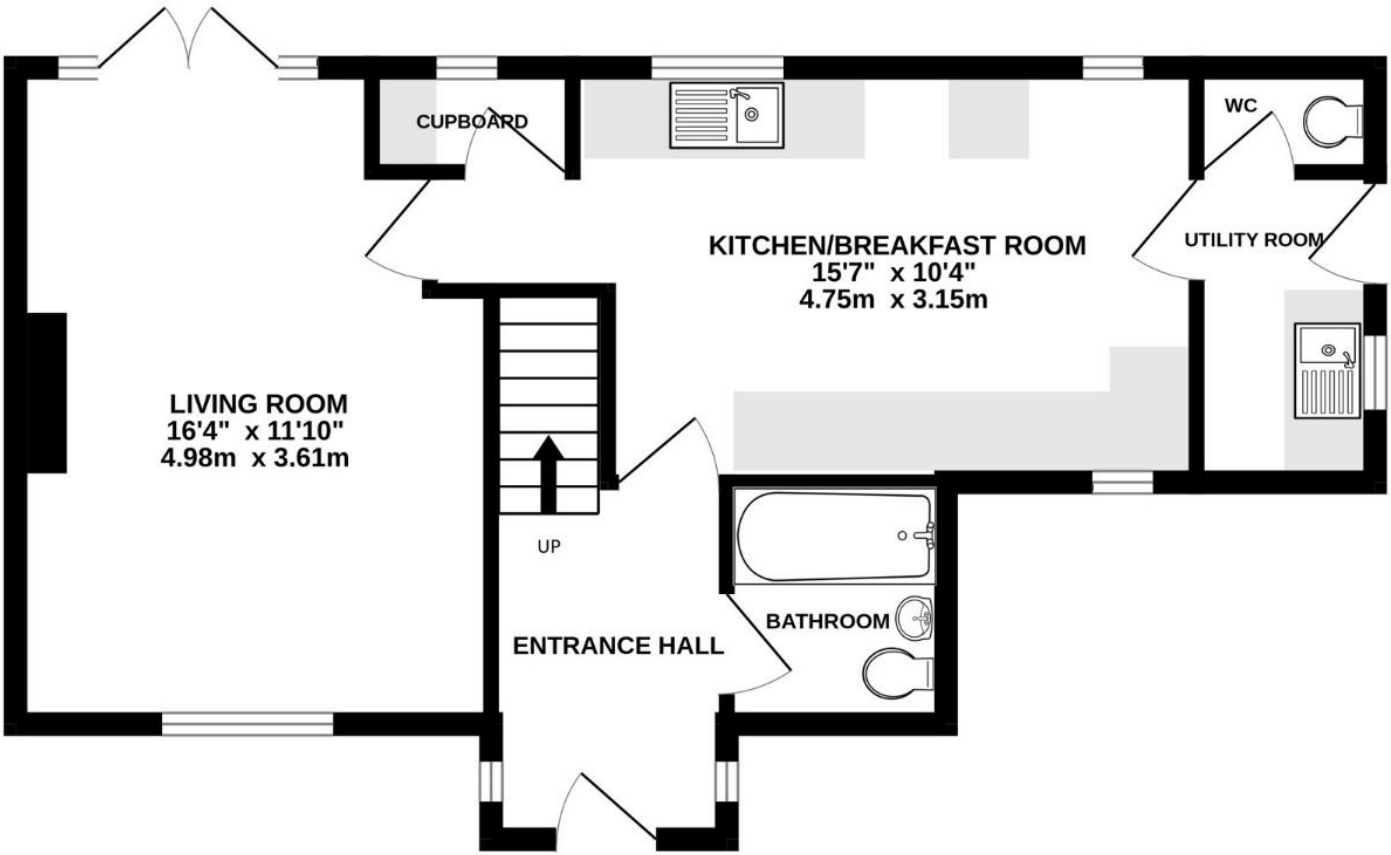
Externally, The property boasts large grassed front and rear gardens, perfect for summer entertaining, children's play, or simply relaxing while enjoying a rural outlook. A handy garden shed provides additional storage to the foot of the garden. beyond the garden is a gravelled area providing parking for several cars.



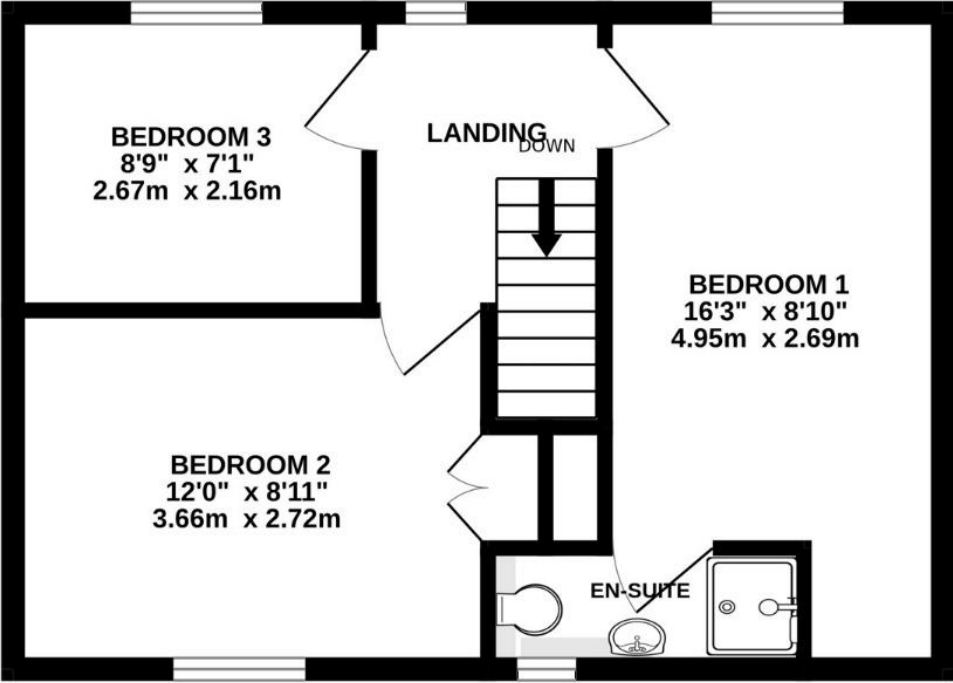
- Entrance Hall**
- Bathroom**
- Kitchen/Breakfast Room 15'7" (4.75m) x 10'4" (3.15m)**
- Utility Room**
- Cloakroom**
- Living Room 16'4" (4.98m) x 11'10" (3.61m)**
- First Floor Landing**
- Bedroom 1 16'3" (4.95m) x 8'10" (2.69m)**
- En-Suite**
- Bedroom 2 12'0" (3.66m) x 8'11" (2.72m)**
- Bedroom 3 8'9" (2.67m) x 7'1" (2.16m)**

£415,000 Freehold

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating - C

