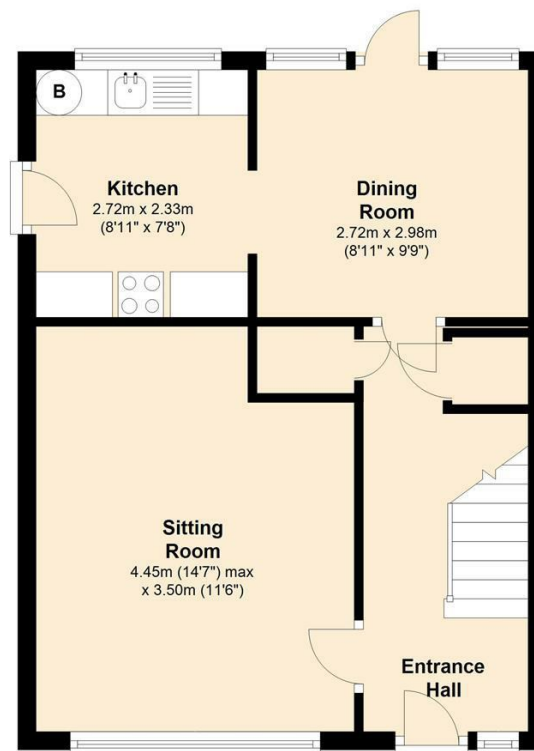


Ground Floor

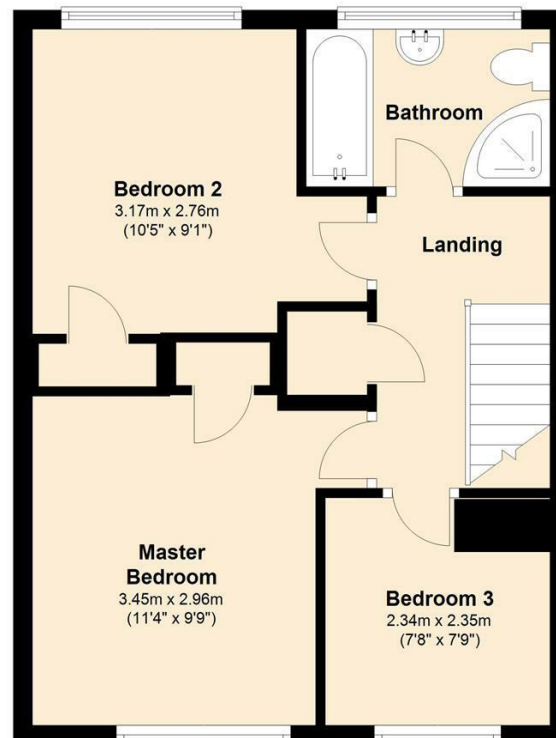
Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 78.6 sq. metres (845.7 sq. feet)

First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Duncliffe Close
Stalbridge

Guide Price
£259,999

A well presented three bedroom semi-detached home, situated in a popular residential area of Stalbridge within walking distance of the high street, primary school and the nearby Nature Reserve. Available with no onward chain, the property makes an attractive proposition for a variety of buyers.

The accommodation is arranged across two floors with an entrance hall, a comfortable sitting room and a separate dining room with doors opening directly onto the rear garden. The kitchen sits adjacent to the dining room and benefits from a door opening to the side of the property.

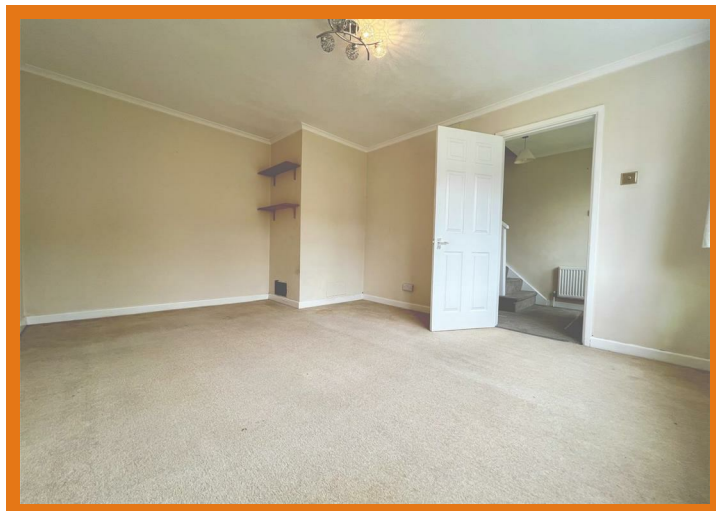
To the first floor, three good sized bedrooms are found, two benefiting from built-in wardrobes, and the family bathroom serving all three rooms.

Outside, there is a single garage, driveway parking, a front garden laid to lawn and a good sized enclosed rear garden enjoying a sunny aspect.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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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		57	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Property

Inside

Ground Floor

Entering through the front door, a welcoming entrance hall leads through to the principal ground floor rooms. The sitting room is a comfortable and well proportioned reception space overlooking the front garden. The dining room enjoys doors opening directly onto the rear garden, with the kitchen leading off from here, fitted with wood grain effect units, work surfaces and a stainless steel sink with space for a cooker and white goods, and a door to the side of the property.

First Floor

Stairs rise to the first floor landing where three well proportioned bedrooms are found, two benefiting from built-in wardrobes. A family bathroom serves all three rooms.

Outside

Garden

To the front, a driveway leads to the garage with the remainder laid to lawn and planted with mature shrubs and trees. A gate to the side opens to a gravelled area and through to the main rear garden, which is laid to lawn with a paved seating area, fully enclosed and enjoying a sunny aspect.

Garage & Parking

A single garage with up and over door benefits from light, power and a part glazed door and window to the rear, with driveway parking to the front.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Upvc Double Glazing
Freehold
No Onward Chain

Location and Directions

Stalbridge is a small and charming Dorset town known for its friendly community and relaxed pace of life. It offers a selection of everyday amenities including independent shops, a supermarket, a pub, and a primary school, while retaining a traditional rural feel. Surrounded by attractive countryside, it provides easy access to scenic walks and is well placed for reaching nearby towns such as Sherborne and Sturminster Newton.

Postcode DT10 2NX

What3words

///breezy.violin.launcher

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.