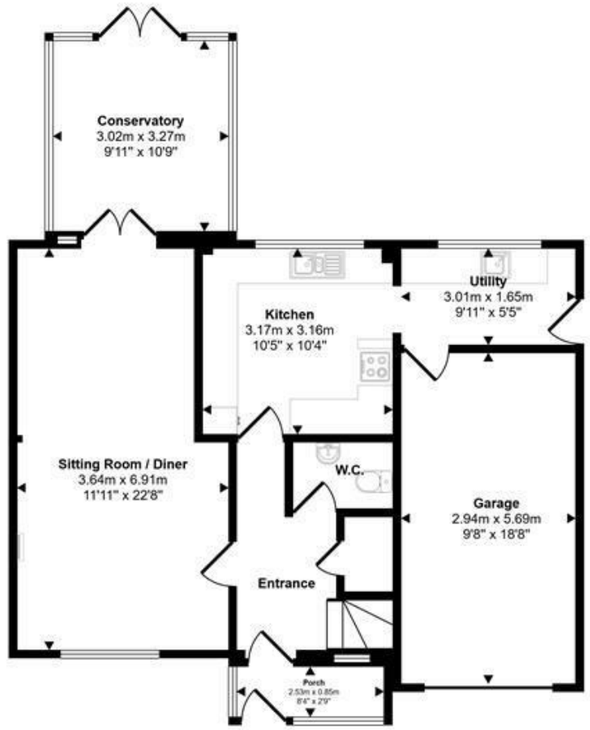
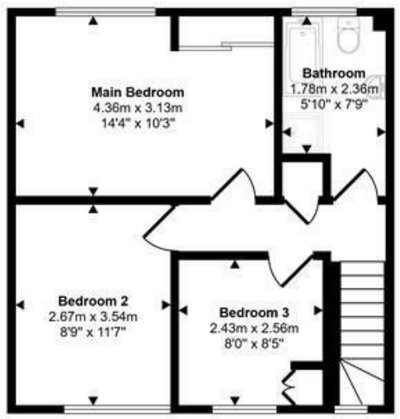
Approx Gross Internal Area
124 sq m / 1337 sq ft



Ground Floor
Approx 82 sq m / 879 sq ft

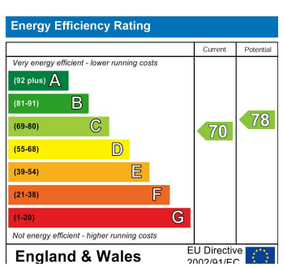


First Floor
Approx 43 sq m / 458 sq ft

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
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Pitts Orchard
Sturminster Newton

Guide Price
£300,000

A well proportioned three bedroom detached house with an integral garage, conservatory and good sized rear garden, situated in a quiet cul-de-sac within walking distance of Sturminster Newton town centre.

The property has been lovingly looked after by the current owner, who has lived there for approximately ten years, and offers a practical and well balanced layout with plenty of scope for a new owner to make it their own.

On the ground floor, there is a spacious sitting/dining room leading through to the conservatory, a separate kitchen, useful utility room and downstairs cloakroom. Upstairs are three bedrooms, including two good sized doubles, together with the family bathroom.

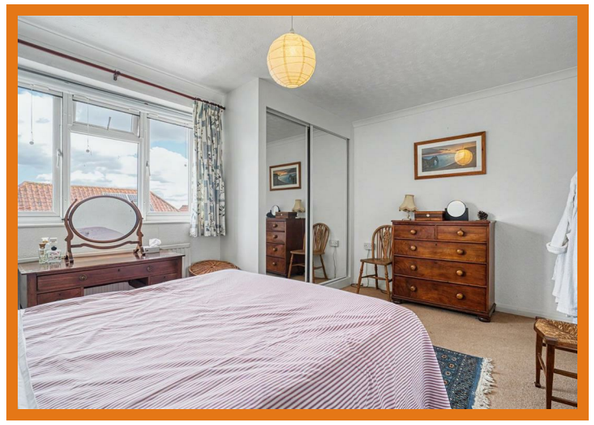
Outside, the rear garden enjoys an easterly to south-easterly aspect, with a large paved seating area and lawn beyond. To the front, a tarmac driveway provides parking for approximately two vehicles, with potential to create additional parking if required, as well as access to the integral garage.

Set in an established residential area, close to the town centre and everyday amenities, this is a lovely home with a great deal to offer and further potential to update over time.













The Property

Inside
Ground Floor
A covered entrance porch leads into the entrance hall, with stairs rising to the first floor and a useful downstairs cloakroom. The sitting/dining room is a good size and provides plenty of space for both living and dining furniture, with a focal point fireplace. To the rear, the room opens into the conservatory, which enjoys views over the garden and has French doors leading outside. The kitchen is fitted with a range of wood Shaker-style floor and wall-mounted units with work surfaces, a sink, space for a freestanding cooker and an under-counter dishwasher. From the kitchen there is access to the utility room, which provides space and plumbing for a washing machine and incorporates a Belfast-style sink. A door from the utility room gives integral access into the garage.

First Floor
Stairs rise to the first floor landing, with doors leading to three bedrooms and the family bathroom. The main bedroom is a good sized double and benefits from built-in wardrobes. Bedroom two is also a comfortable double, while bedroom three provides a useful single bedroom, nursery or home office.

Outside
Garden
The rear garden is a good size and enjoys an easterly to south-easterly aspect. Immediately adjoining the house is a substantial paved patio, providing plenty of room for outside seating, dining and entertaining. Beyond the patio, the majority of the garden is laid to lawn and enclosed by fencing, with established planting around the boundaries and a useful timber garden shed.

Parking And Garage
To the front of the property is a tarmac driveway providing parking for approximately two vehicles. The front garden arrangement appears to offer potential to create additional parking, subject to any necessary consents. The integral garage is fitted with an electric up-and-over door and benefits from power and lighting. It also has a boarded/ceilinged area above providing useful additional storage within the roof space.

Important Information
Energy Efficiency Rating: C
Council Tax Band: C
Tenure: Freehold
Heating: Gas Mains
Drainage: Mains
No Onward Chain

Location and Directions
Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode - DT10 1ER

What3Words - winds.dusty.nametag

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.