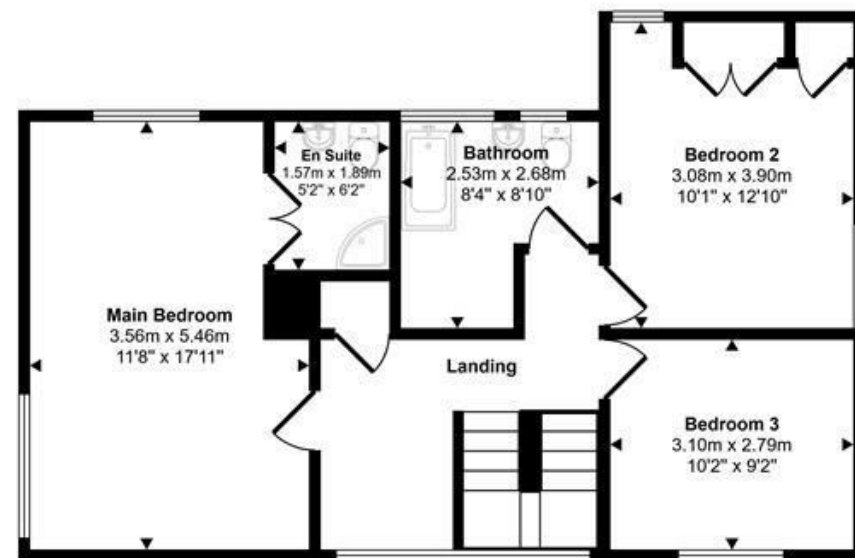


Ground Floor
Approx 81 sq m / 869 sq ft



First Floor
Approx 62 sq m / 669 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.



Ring Street
Stalbridge

Guide Price
£390,000

A well presented three bedroom detached home, situated in the popular Dorset town of Stalbridge within easy reach of the town's good range of everyday amenities. Stalbridge is one of Dorset's most characterful small towns, with an award winning supermarket, butchers, post office, primary school, public house and a good range of everyday amenities all close by.

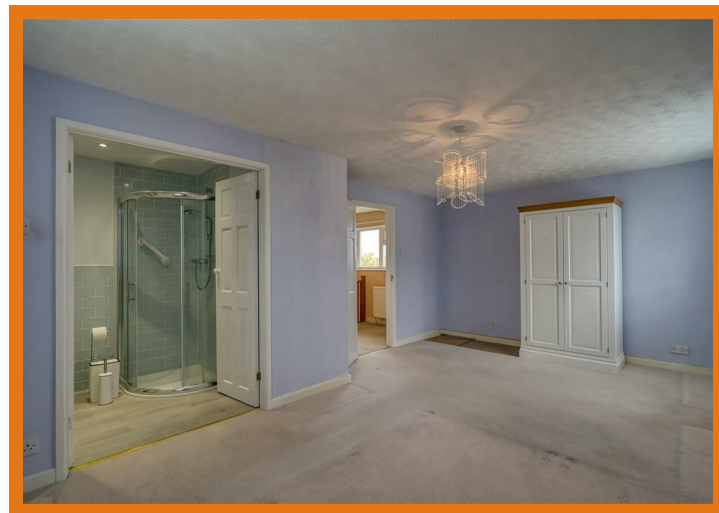
The accommodation extends to approximately 1,538 square feet across two floors, with a generous sitting room with log burner, a separate dining room, a kitchen diner and a wonderful conservatory on the ground floor alongside a WC and useful utility room. To the first floor, three well proportioned bedrooms are found with the principal bedroom benefiting from an en suite and bedroom two with built-in storage, all served by a family bathroom. The property is presented to the market with no onward chain, making it an attractive proposition for a variety of buyers.

Outside, the property enjoys a south westerly facing garden with a high level of privacy and is predominantly laid to lawn with a patio area around the conservatory. A garage, shed, greenhouse and driveway parking for three vehicles complete the outdoor space.

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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	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



The Property

Inside

Ground Floor

An entrance hall leads through to the principal rooms, with a WC and useful utility room also found at this level, the latter including a washing machine and tumble dryer. The sitting room is a generous and comfortable reception space with a log burner as its focal point, with a separate dining room alongside. The kitchen diner is fitted with shaker units, wood worktops, an eye level oven and hob, a breakfast bar and space for freestanding appliances. The conservatory is a wonderful additional reception space, enjoying double doors opening directly outside.

First Floor

Stairs rise to the landing where three generously sized bedrooms are found. The principal bedroom benefits from an en suite shower room, with bedroom two also having

built-in storage. The remaining two bedrooms are served by the family bathroom.

Outside

Garden

A good sized garden surrounds the property to the front, side and rear, mainly enjoying a south westerly aspect and a good level of privacy with no overlooking neighbours. Laid to lawn with a patio area around the conservatory, the garden also benefits from a shed and greenhouse, providing useful additional space within the plot.

Garage & Parking

A single garage sits within the plot alongside driveway parking for up to three vehicles.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
Mains Drainage
Gas Fired Central Heating

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 restaurant, 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 2LZ

What3words
///bowls.factored.exacts

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.