



**20 SELWOOD CLOSE,
STURMINSTER NEWTON, DT10 1PE**

**£350,000
FREEHOLD**

A four-bedroom detached home located in a popular residential area of Sturminster Newton. The property offers well-proportioned accommodation, including two reception rooms, four bedrooms, and enclosed gardens. It is within walking distance of local amenities, schools, and countryside walks, making it well suited to family life.



CHAFFERS
ESTATE AGENTS

20 SELWOOD CLOSE

Description:

A well-proportioned four-bedroom detached family home, conveniently situated close to local schools and within easy walking distance of Sturminster Newton town centre, offering excellent scope for modernisation and personalisation.

This spacious four-bedroom detached house occupying a convenient position within this established residential area of Sturminster Newton. Offering well-balanced accommodation, a main sitting room with adjoining dining area, ground floor WC, kitchen, all four bedrooms upstairs, family bathroom and en-suite shower room to the principal bedroom, this property provides all the ingredients for a comfortable family home.

While the property is currently presented in clean decorative order, it offers an exciting opportunity for a new owner to modernise and update the accommodation to their own taste and requirements. Rather than requiring fundamental changes, the house provides a blank canvas for cosmetic improvement, allowing purchasers to settle in before creating a home that reflects their own style

Accommodation:

The property is laid out over two floors. The ground floor opens into a welcoming entrance hall with staircase to the first floor, doorways to the kitchen and living area. Conveniently located under the stairs is the WC. The living area offers a cosy open fire with baxi night burner and a bow window letting in a wealth of natural light, double doors lead from here to the dining area featuring a service hatch to the kitchen and patio sliding door to the rear garden.

Upstairs provides four bedrooms, making it particularly well suited to growing families, those requiring a home office, or buyers looking for flexible additional space. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a roomy family bathroom.

The living accommodation offers generous scope for modern family life, with the opportunity to refresh the interiors and create a contemporary home without losing the practical layout of the property.

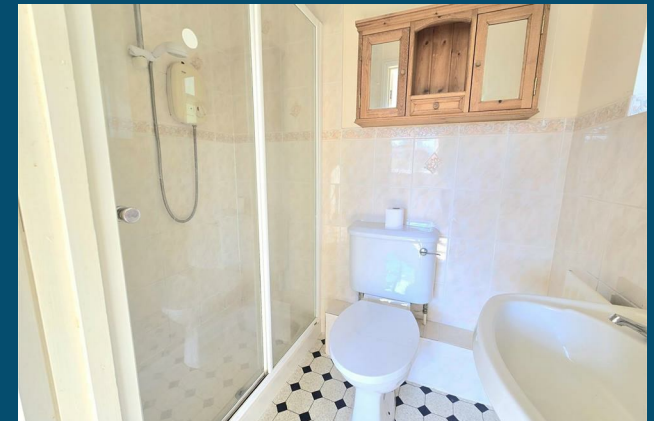
Outside

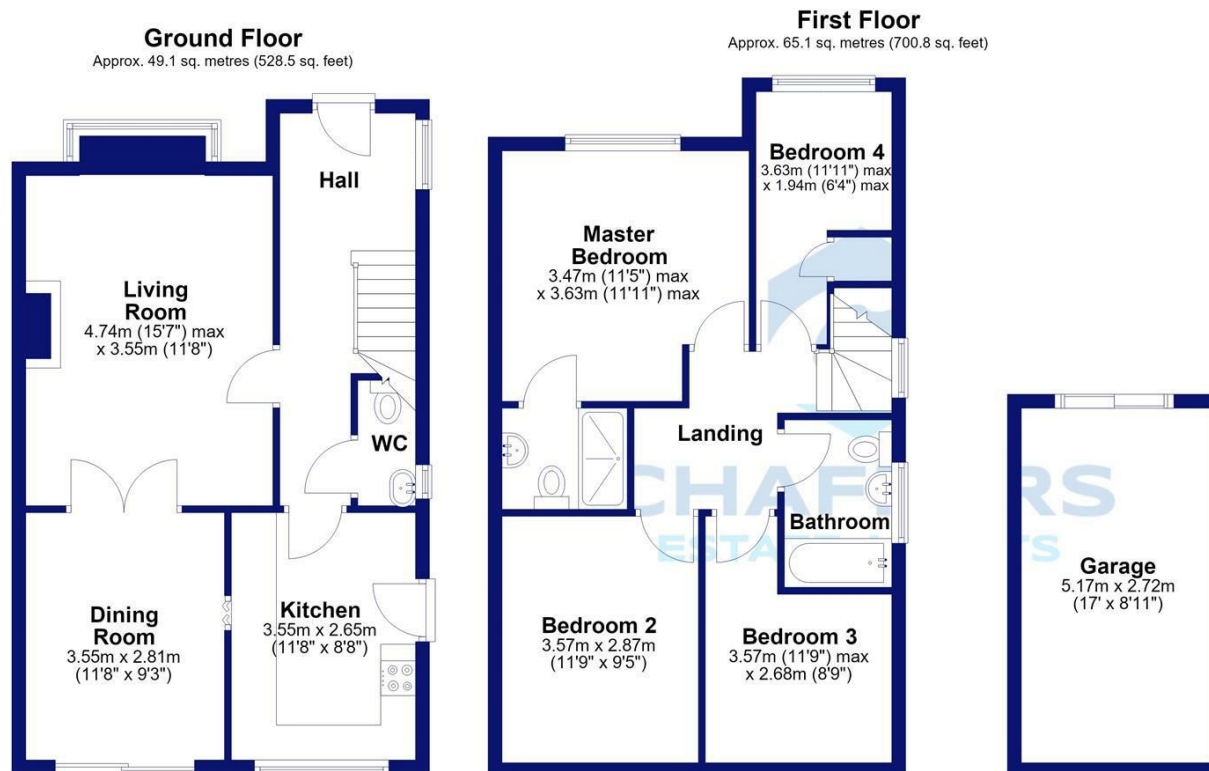


The property benefits from a garage and driveway parking for about three cars, providing excellent off-road parking for a family household and useful additional storage. The front of the property has a lawned area with two apple trees, this enclosed by an established hedge providing excellent privacy to the living area.

The rear garden offers a private and enclosed space, a useful shed, patio area and scope for landscaping and creating an attractive area for outdoor dining or children's play area.

20 SELWOOD CLOSE





Total area: approx. 114.2 sq. metres (1229.3 sq. feet)



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

