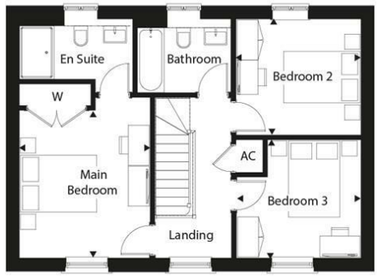
Morton • New

selling and letting properties

The Ibberton

Plot 2, 5, 8, 36, 37, 71, 85, 88, 89 & 97





Ground Floor

Kitchen/Dining	3.26m x 6.26m	10'8" x 20'6"
Living Room	3.41m x 6.26m	11'2" x 20'6"

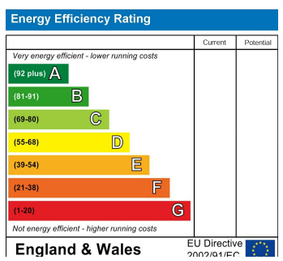
First Floor

Main Bedroom	3.43m x 3.87m	11'3" x 12'8"
Bedroom 2	3.27m x 3.03m	10'8" x 9'11"
Bedroom 3	3.27m x 3.09m	10'8" x 10'1"

Total floor area 112m² 1207ft²

1 Market House
Market Place
Sturminster Newton
Dorset
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Fiddleford Ridge
Sturminster Newton

Prices From £460,000

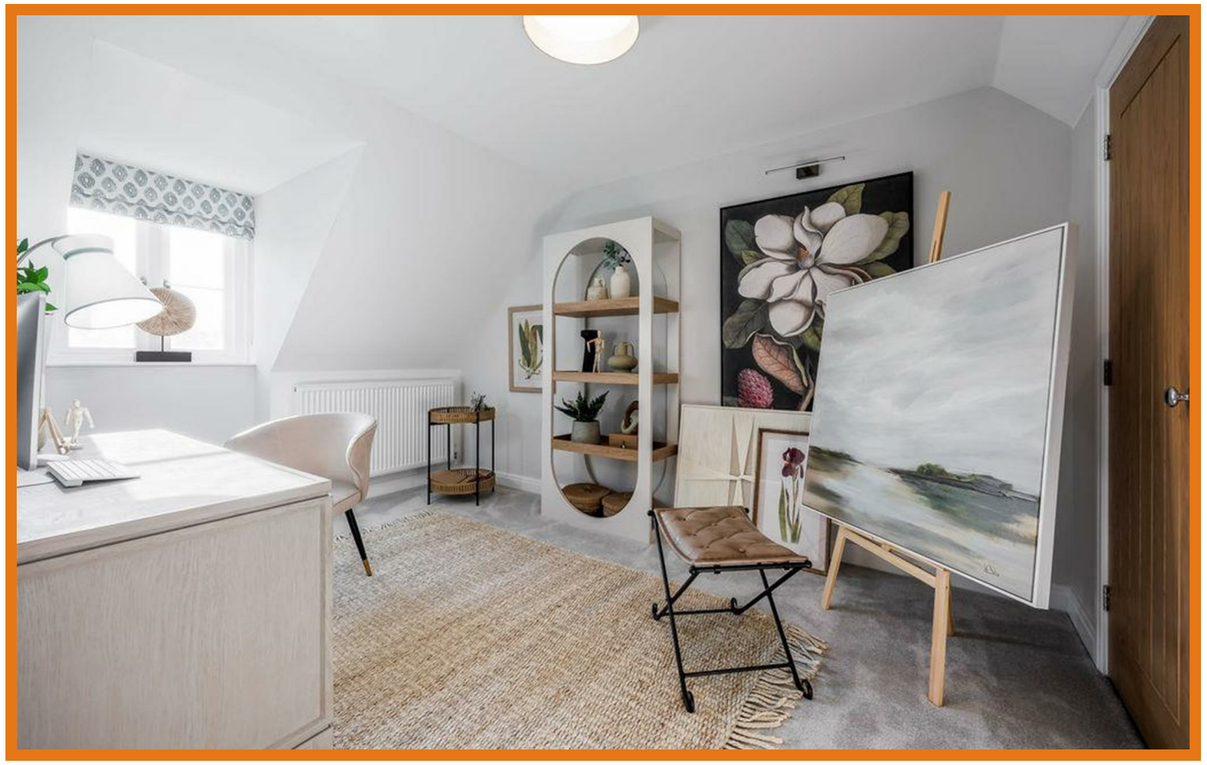
This brand-new detached home offers modern living with high-quality finishes throughout and designed with energy efficiency in mind, the property includes solar PV panels and power for an electric vehicle charging point.

Featuring three generously sized double bedrooms with the main bedroom benefitting from built-in wardrobes and a stylish en-suite shower room. The other two bedrooms are served by the family bathroom.

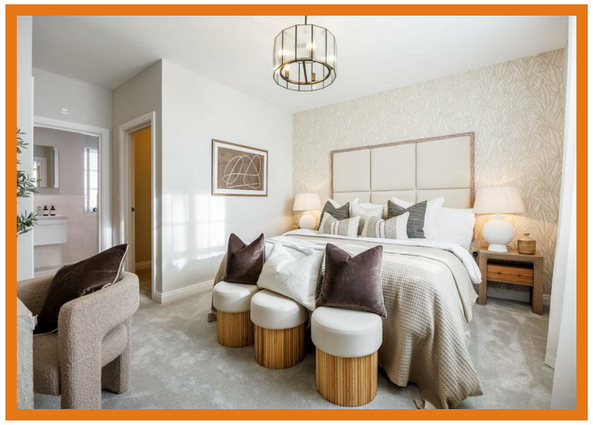
The spacious and bright sitting room enjoys double doors opening onto the garden, creating a seamless indoor-outdoor flow. The well-appointed kitchen/dining room boasts quality units and integrated appliances, perfect for contemporary living and plenty of space for dining and entertaining.

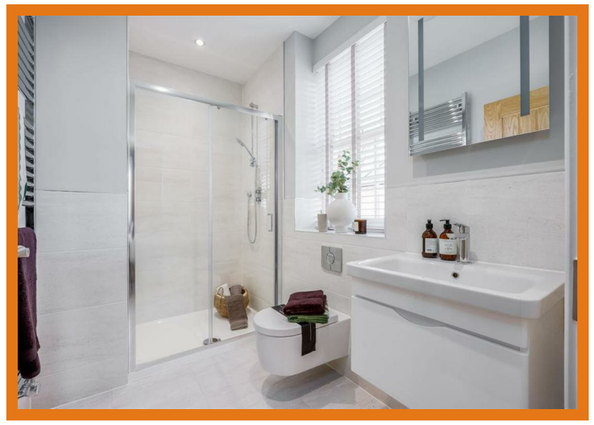
The property is set within a lovely garden, which will be laid to turf and paved patio, providing a delightful outdoor space for relaxation or play and the option to create your own landscaping designs.

Built by the highly respected Wyatt Homes, this property comes with a 10-year structural guarantee for peace of mind. Ideally located within easy reach of the town while being close to picturesque countryside walks, this home offers the perfect balance of convenience and tranquillity.

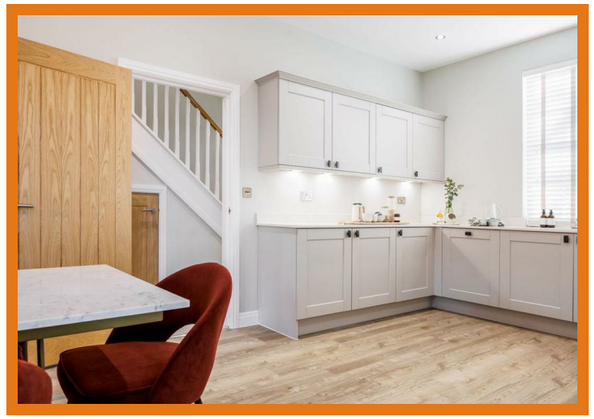












The Property

Inside
Ground Floor
The front door opens into a spacious and welcoming entrance hall with doors leading off to the sitting room, open plan kitchen/dining room and to the cloakroom. Stairs rise to the first floor with a good sized storage cupboard beneath. The spacious sitting room enjoys a double aspect with window overlooking the front and double doors opening out to the rear garden.

The large open plan kitchen/dining room also boasts a double aspect with the kitchen area looking out to the front and the dining area benefitting from double doors to the rear garden. The kitchen area is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated fridge/freezer and dishwasher. From the dining area there is access to the utility room, which is fitted with floor level cupboards, laminate worktops and a stainless steel sink plus space for appliances. The utility room also has access to the rear garden. Also on the ground floor is the roomy cloakroom. The kitchen/dining room, utility and cloakroom is fitted with Amtico flooring. Throughout the ground floor the electrical sockets will be finished with chrome fittings.

First Floor
Stairs rise to the landing where there is the airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor. There are three double bedrooms, the main bedroom benefits from built in wardrobes and has an en-suite shower room with thermostatic shower controls, chrome heated towel rail and Porcelanosa tiles plus ceramic tiled floor.

Outside
Parking and Garage
Power for car charging point provided to the garage plus parking on the drive.

Garden
There is an outside tap plus a footpath from the patio to the garden gates and garage personnel doors if applicable. The rear garden is to be turfed and planting to front of property.

Useful Information

Predicted Energy Rating B
Council Tax Band TBA
Double Glazed Windows
Gas Fired Central Heating Boiler and Solar PV Panels
Mains Drainage
Freehold
No Onward Chain
10 Year Build Warranty
There will be an estate charge - amount to be confirmed

Directions

From Sturminster Town Centre
From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located.

Postcode DT10 1JG

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.