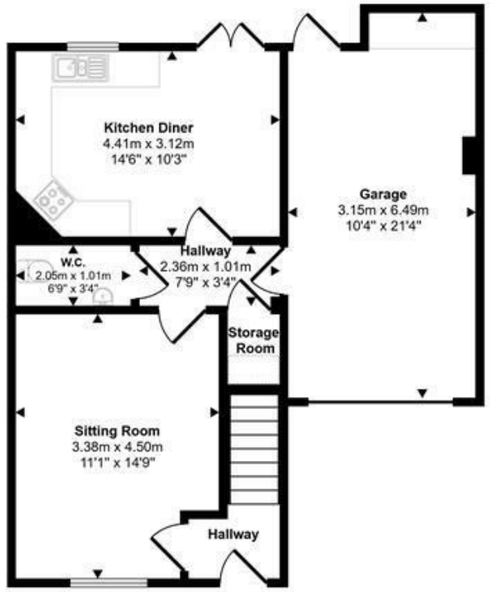
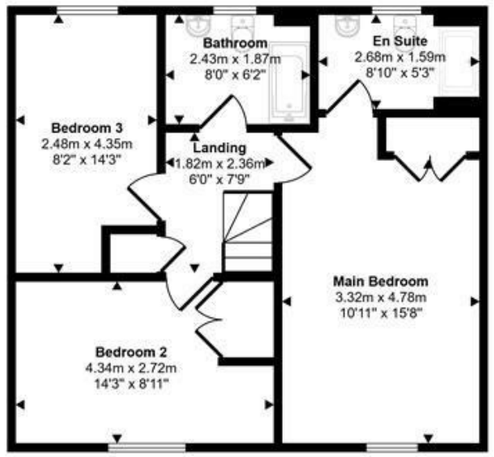
Approx Gross Internal Area
117 sq m / 1258 sq ft



Ground Floor
Approx 60 sq m / 647 sq ft



First Floor
Approx 57 sq m / 611 sq ft

Denotes head height below 1.5m

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.

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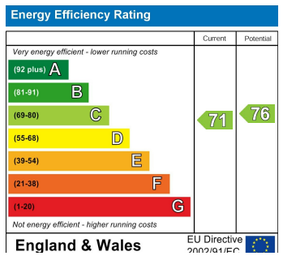


Morton • New

selling and letting properties

Field Close
Sturminster Newton

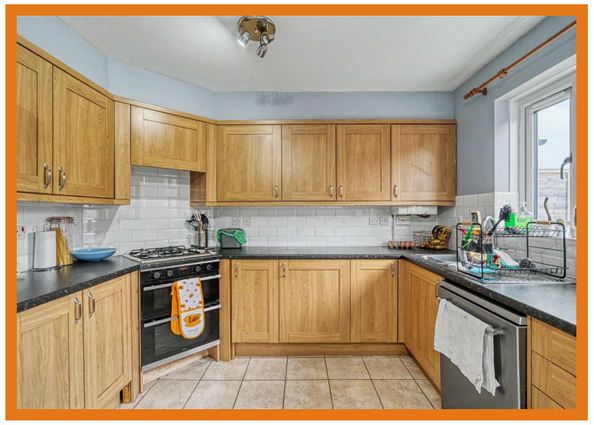
Asking Price
£285,000

A well-presented three double-bedroom mid-terrace home, built in 2002, offering generous and well-proportioned accommodation together with a private rear garden, carport and garage. The property has a particularly practical layout, with three good-sized bedrooms, two bathrooms and excellent parking, making it a comfortable home that should suit a wide range of buyers.

The house occupies a sought-after residential position within Field Close in Sturminster Newton, conveniently placed for the town centre, schools and everyday amenities, while enjoying the feel of an established residential development.

On the ground floor, the accommodation includes an entrance hall, downstairs cloakroom, a good-sized sitting room and a spacious kitchen/dining room overlooking the rear garden. The kitchen is fitted with a range of floor and wall-mounted cupboards, an oven and gas hob, with plenty of room for a dining table and chairs. Upstairs are three generous double bedrooms, with fitted wardrobes to bedrooms one and two. The principal bedroom also benefits from an en suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the rear garden is a generous size, private and well enclosed, with access directly from the house as well as into the garage. A covered carport provides off-road parking and leads to the garage, giving useful additional storage or parking. Similar properties within the development have incorporated the garage and carport to create additional living accommodation, offering further potential subject to the necessary planning permissions and consents.



The Property

Inside
Ground Floor
The entrance hall provides access to the downstairs cloakroom and leads into the main living accommodation, with solid flooring running through much of the ground floor. The sitting room is a comfortable and well-proportioned reception room, while the kitchen/dining room provides a generous everyday living space with plenty of room for a dining table and chairs. The kitchen is fitted with a good range of floor and wall-mounted cupboards together with an oven and gas hob, and opens directly onto the rear garden, creating a practical connection between the house and outside space.

First Floor
Upstairs, the accommodation is particularly generous, with three good-sized double bedrooms. The principal bedroom benefits from fitted wardrobes and an en suite shower room fitted with a shower, WC and wash hand basin, while bedroom two also has fitted wardrobes. The third bedroom is another good-sized room, rather than simply an occasional bedroom or study. The family bathroom is fitted with a bath, WC and wash hand basin, and the first floor is carpeted throughout. The floor plan confirms the generous proportions of the bedrooms and overall layout.

Outside
Garden
The rear garden is a particularly good feature of the property and is noticeably generous for a modern terraced home. It is private and well enclosed by fencing, creating a secure outside space that should work equally well for families, pets, entertaining or simply sitting out. Its size gives plenty of scope for different seating, play or garden areas without the outside space feeling cramped. The garden is accessed directly from the kitchen/dining room and also has a useful connection through to the garage.

Parking
A covered carport provides off-road parking and leads directly to the garage, which can also be accessed from the rear garden. Together they provide useful parking and storage, while similar properties within the development have incorporated the garage and carport to create additional accommodation, offering potential for a future purchaser subject to the necessary planning permissions and consents.

Useful Information
Energy Efficiency Rating C
Council Tax Band TBC
Freehold
Mains Gas Central Heating
Mains Water
Mains Electricity
Mains Drainage
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 1QN

What3Words: ///rebounder.being.ideal

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.