



**Connells**

Robinson Heights  
Stalbridge Sturminster Newton



# Robinson Heights Stalbridge Sturminster Newton DT10 2PA

for sale offers in excess of  
**£350,000**



## Property Description

A well presented four bedroom detached family home offering generous living space throughout. The ground floor features bright lounge with doors opening onto the rear garden, a modern kitchen/diner, a separate utility room and a snug which could be perfect for home working.

Upstairs boasts four well proportioned bedrooms, including master bedroom with it's own ensuite shower room. Outside the property enjoys a low maintenance rear garden and the added benefit of an EV charging point.

## Entrance Hall

UPVC double glazed door to the front, stairs to the first floor, electric consumer unit and a radiator.

## Snug

Double glaze window to the front, television aerial socket and a telephone point.

## Lounge

Double glazed french doors to the garden and a radiator.

## Kitchen / Diner

Double glazed windows to the side and rear, fitted kitchen with wall and base units, work surfaces, integrated fridge/freezer, integrated under counter fridge, stainless steel sink and drainer, integrated double oven and hob, USB sockets, radiator, under stairs cupboard and a double glazed UPVC door to the rear.

## Utility Room / W C

Double glazed window to the front, WC, heated towel rail, integrated washing machine and dryer and a wash hand basin.

## Landing

Airing cupboard housing the hot water tank, radiator and access to the loft which has a ladder and is boarded.

## Bedroom One

Double glazed window to the front, cupboard over the stairs, fitted wardrobes and a radiator.

## Ensuite

Double glazed window to the side, shower cubicle, wash hand basin with vanity unit, WC, extractor fan, heated towel rail and a mirror with a shaver point.

## Bedroom Two

Double glazed window to the front, radiator and fitted units.

## Bedroom Three

Double glazed window to the rear and a radiator.

## Bedroom Four

Double glazed window to the rear and a radiator.

## Bathroom

Double glazed window to the side, bath with centre taps, shower attachment and shower over, wash hand basin with a vanity unit, WC, extractor fan, heated towel rail and a fitted mirror.

## Front Garden

Driveway to the front and an electric vehicle charging point.

## Rear Garden

To the rear the garden is laid to ease of maintenance with the majority laid to patio a raised stone areas with mature shrubs, access to the front, outside tap, oil boiler, oil tank and electric charging point.

## Shed

Single glazed windows to the front and side, wall and base units, work surfaces, power, lighting and two electric radiators.



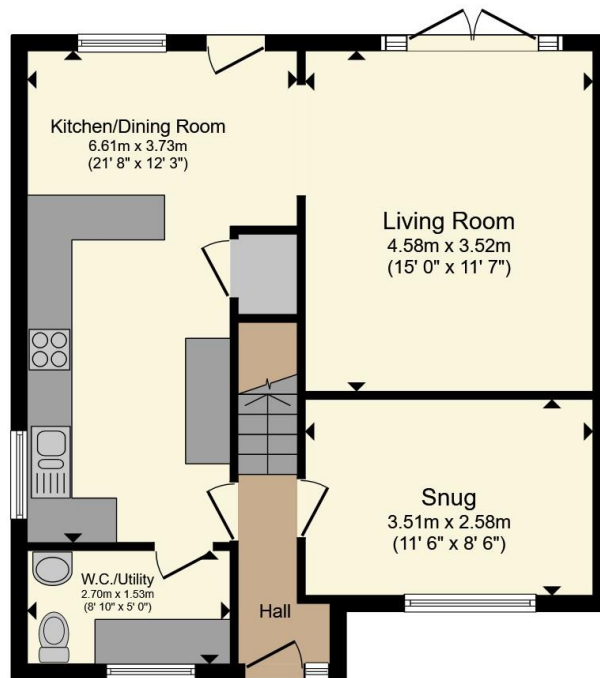




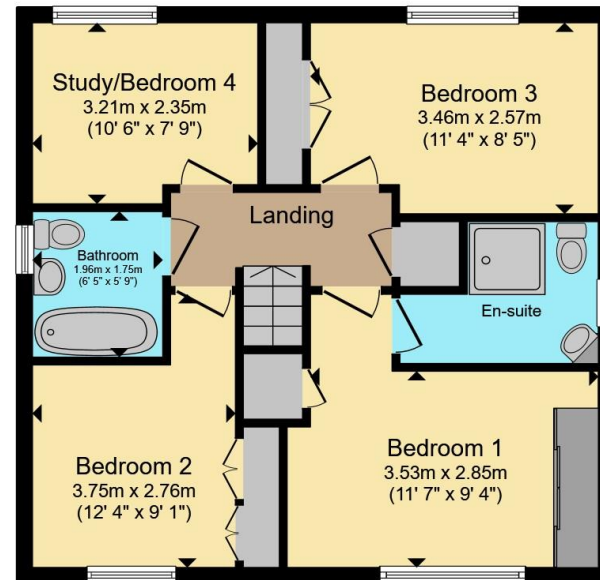








**Ground Floor**



**First Floor**

Total floor area 114.8 m<sup>2</sup> (1,236 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

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