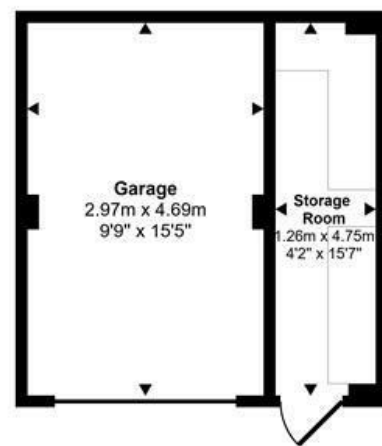


Floorplan  
Approx 85 sq m / 915 sq ft



Outbuilding  
Approx 21 sq m / 223 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.



Sodom Lane  
Marnhull

Guide Price  
£330,000

A well presented three bedroom detached bungalow set within the popular village of Marnhull, Dorset's largest village nestled in the heart of the Blackmore Vale, well served for everyday needs with a good range of local amenities including a GP surgery, primary schools, public houses and local shops. The property is offered to the market with the benefit of no onward chain.

The property has been well maintained throughout and is presented in good order, ready to move straight into. Arranged across a single level, the accommodation comprises a generous sitting room diner with a triple aspect, a kitchen leading through to a conservatory with sliding doors out to the garden, a wet room and three good sized bedrooms. This is a lovely opportunity to acquire a well positioned detached bungalow in one of North Dorset's most popular villages.

Outside, a south easterly facing rear garden enjoys a good level of privacy and is not overlooked, with a lawn and patio area. A garage with an attached shed and driveway parking for up to three vehicles complete the plot. An early viewing is strongly recommended to fully appreciate both the accommodation and the setting.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		49	73
EU Directive			



## The Property

### Inside

The front door opens into a welcoming entrance hall with doors leading off to the principal rooms. The sitting room diner is a particularly impressive and generous space, benefiting from a triple aspect with windows to three sides flooding the room with natural light throughout the day, making it a bright and versatile everyday living space.

The kitchen is fitted with traditional units and laminate worktops with a window looking out over the rear of the property and an integrated dishwasher. There is space for further white goods and a door leads through to a conservatory, a pleasant and light additional reception space with sliding doors opening directly out to the rear garden. A wet room is conveniently situated off the hallway. Three good sized bedrooms complete the accommodation, all well proportioned and enjoying a pleasant outlook over the surrounding plot, and recently redecorated with new carpets throughout.

### Outside

Garden  
To the front, a lawned garden with a path leads to the front door, creating a pleasant approach to the property. The rear garden faces a south easterly aspect and enjoys a good level of privacy, not overlooked by neighbouring properties. Laid to lawn with a patio seating area, it is a well maintained and manageable outdoor space.

### Parking

A driveway to the rear of the property offers parking for up to three vehicles, alongside a garage with an attached storage room sitting under one roof.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band D  
Electric Heating  
Mains Drainage  
Upvc Double Glazing  
Freehold  
No Onward Chain

### Location and Directions

Marnhull is approximately 3 miles to the

north of the market town of Sturminster Newton and lies in the Blackmore Vale in an Area of Outstanding Natural Beauty. The village is one of the largest in Dorset with a population of about 2000. It has an active community with a variety of friendly and thriving clubs and societies. There is a post office, two general stores, hairdressers, chemist and doctors surgery. There are three churches, two public houses and a number of Bed & Breakfast places, as well as two primary schools. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away, with the latter benefiting from a mainline train station, serving London Waterloo and Exeter St David's.

Postcode DT10 1LD

What3words-  
///combining.retaliatetenses

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.