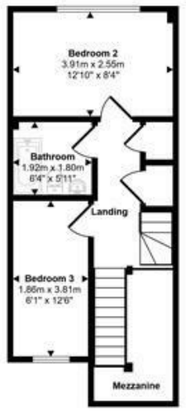
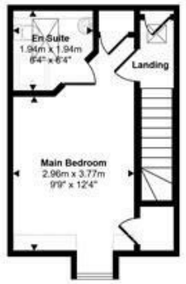
Approx Gross Internal Area
90 sq m / 966 sq ft

Ground Floor
Approx 35 sq m / 380 sq ft



First Floor
Approx 31 sq m / 332 sq ft



Second Floor
Approx 24 sq m / 253 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.

1 Market House
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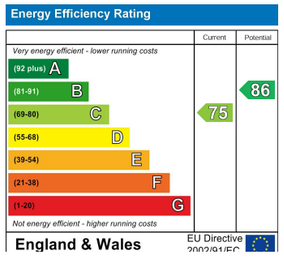


Morton • New

selling and letting properties

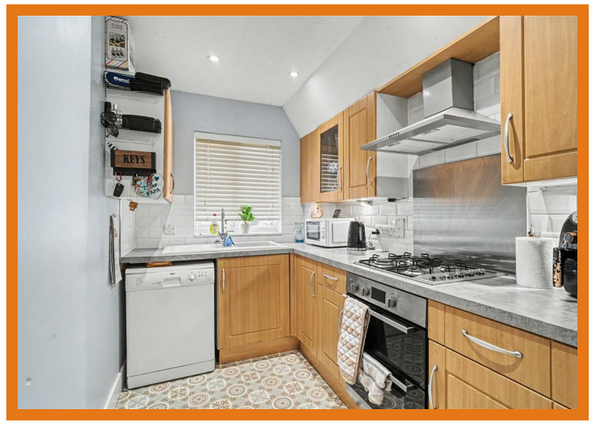
Abbeyfield Mews
Sturminster Newton

Guide Price
£265,000

Offered to the market with no onward chain, a well proportioned end of terrace town house with a garden, a carport and additional parking. Arranged over three floors, the property offers contemporary open plan living space and a master bedroom with en-suite and roof top views, all within easy walking distance of schools, countryside walks and the town centre.

Believed to be around thirteen years old, the property has been well maintained throughout and benefits from double glazing and gas fired central heating. The ground floor offers an open plan living, dining and kitchen space with French doors opening to the rear garden, along with a downstairs cloakroom. Two further bedrooms and the family bathroom are found on the first floor, while the second floor is devoted entirely to the master bedroom suite. Outside, the easy to maintain garden, carport with power and additional parking make this a versatile and low-maintenance home, ideal for first time buyers, families or those looking to downsize or use as a lock-up-and-leave base.

Sturminster Newton offers a good range of independent shops and chain stores, along with doctor and dentist surgeries and schools for all ages, all within walking distance. The town combines everyday convenience with easy access to the surrounding Dorset countryside and its network of walks. This delightful home must be viewed to be fully appreciated — book early to avoid disappointment.



The Property

Ground Floor
Ground Floor
The front door opens into an entrance hall with plenty of natural light and stairs rising to the first floor. There's a storage cupboard under the stairs with space and plumbing for a washing machine, and a door to the cloakroom. The main living space is open plan, with defined areas for sitting, dining and cooking, and French doors opening onto the rear garden. The kitchen area looks out over the front garden and is fitted with wood effect units, both floor and eye level, with a one and a half bowl sink, built-in double oven and gas hob, and space for a dishwasher. There's also a downstairs cloakroom with WC and wash hand basin.

First Floor
Stairs lead up to a landing with two windows to the front, giving access to two bedrooms and the family bathroom, plus a large storage cupboard and further stairs up to the second floor. The bathroom has a pedestal basin, low level WC and a bath with shower attachment over.

Second Floor
The second floor is home to the master bedroom, with a small landing leading through to it. Within the bedroom there's a cupboard housing the boiler, along with roof top views to the front, loft access, an over-stairs cupboard and further built-in storage, plus its own en-suite shower room with shower cubicle, WC and basin.

Outside
Gardens
To the front is a small gravelled area suitable for pots and planting, with a paved pathway leading to the entrance. The enclosed rear garden is particularly easy to maintain and incorporates paved, decked and gravelled areas. It is enclosed by stone walling and timber fencing, with a pedestrian gate providing access to the parking area and carport.

Parking
A carport is situated to the rear of the property within the communal parking area and provides tandem parking for two vehicles, with space for a further vehicle in front. The carport also benefits from light and power.

Useful Information
Energy Efficiency Rating C
Council Tax Band C
Gas Fired Central Heating
Double Glazing
Freehold
No 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 1LU

What3Words - reduction.optimists.draining

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.