



**59 NORTH FIELDS,
STURMINSTER NEWTON, DT10 1FD**

**£315,000
FREEHOLD**

A modern three bedroom home situated at the end of the cul-de-sac offering spacious accommodation throughout. The property also benefits from off road parking, garage and enclosed rear garden.



CHAFFERS
ESTATE AGENTS

59 NORTH FIELDS

DESCRIPTION

A modern three bedroom family home situated at the end of a popular cul-de-sac. The property offers spacious accommodation throughout and must be viewed to appreciate the space it has to offer.

The property is entered into the hallway, which has a cloakroom/utility room to the left which is fitted with a low level WC, wall and base units with a fitted sink, and space for a washing machine. To the right of the hallway is the spacious kitchen/dining room. The kitchen is fitted with wall and base units with a one and a half bowl sink with drainer, and spaces for appliances including an oven, dishwasher, and fridge/freezer. There is also ample space for a dining table with chairs. There is also a sitting room which has a bay window to the front providing plenty of natural light, with doors opening into the large conservatory, which also joins into the kitchen/dining room.

Upstairs, there are three good sized bedrooms. The master bedroom, which is a generous double, benefits from fitted wardrobes and an en-suite. The en-suite is fitted with a suite comprising a shower cubicle, low level and pedestal hand wash basin. There are two further double bedrooms, one of which has fitted wardrobes. The family bathroom has a suite comprising a panelled bath, low level WC and pedestal hand wash basin.

Outside, to the front of the property is a garden which is laid to lawn with flower beds. The rear garden is an enclosed space laid to patio with a decking area, and a door into the garage. The single garage has an up and over door, power and lighting. There is a driveway in front of the garage with parking for one car.

LOCATION:

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

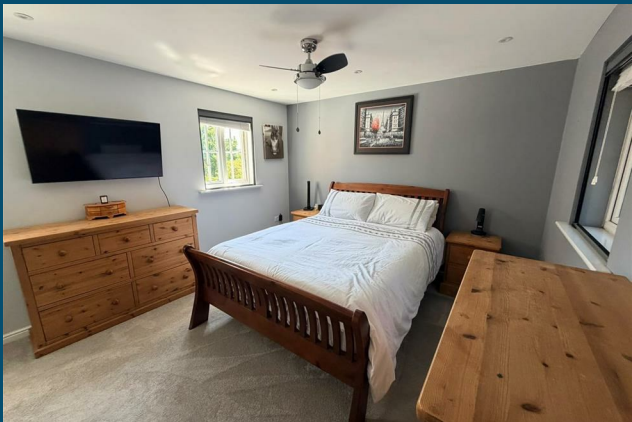


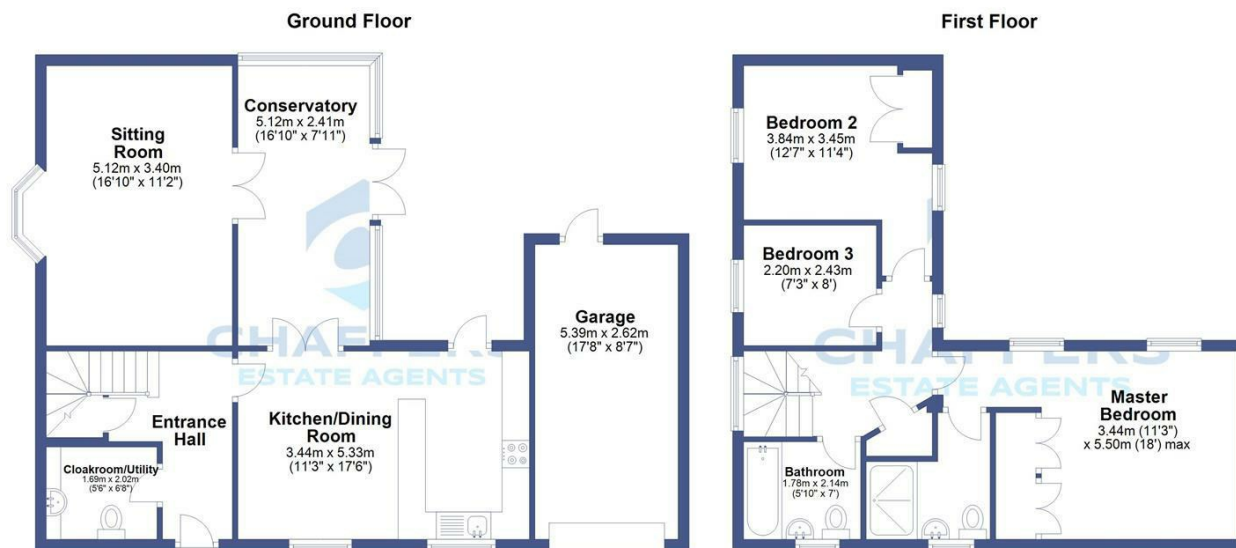
Council Authority: Dorset Council ~ Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

59 NORTH FIELDS





Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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