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ESTATE AGENTS



## 62 North Fields

, Sturminster Newton, DT10 1FD

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**Price Guide £250,000 Freehold**

**Council Tax Band: C**

# 62 North Fields

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- Ideal First Home
- New Howdens Kitchen
- Allocated Parking
- Low-Maintenance rear garden
- Vendors Suited
- En-suite to Master Bedroom

## Description

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The ground floor offers a welcoming entrance hall with access to WC, recently fitted Kitchen & living/dining room. The kitchen was installed approx. 3 years ago by Howdens and features sleek London metro tiling to splash prone areas, ample wall and base units with countertop space for culinary escapades. A four ring gas hob coupled with an electric oven, plumbing for washing machine and space for a fridge freezer. The Living/dining area offers a view over the low maintenance rear garden, has French doors to the garden and window.

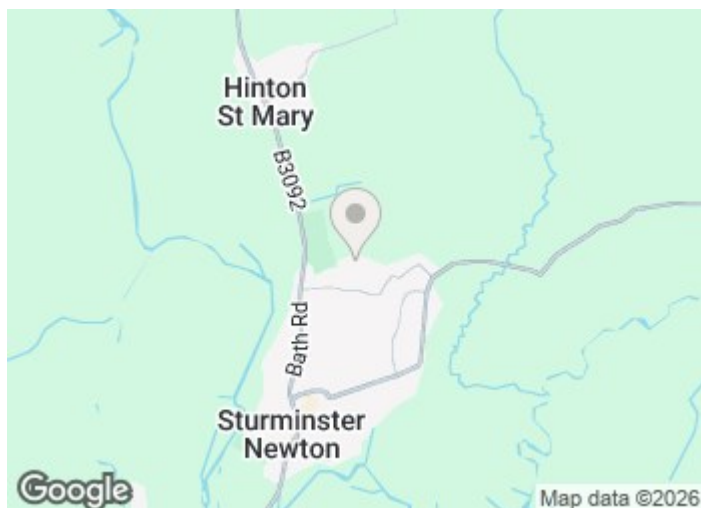
Upstairs we have the three bedrooms, the Master bedroom offering an ensuite shower room and built in wardrobes. A principle family bathroom which has a large bath with WC and wash basin.

Outside is a low-maintenance paved garden, fully enclosed by a wooden fence with access gate to the rear parking.

## The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

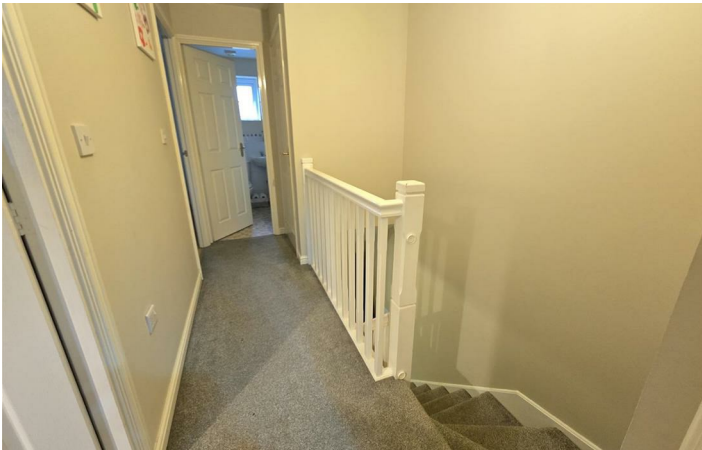
Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.



## Directions

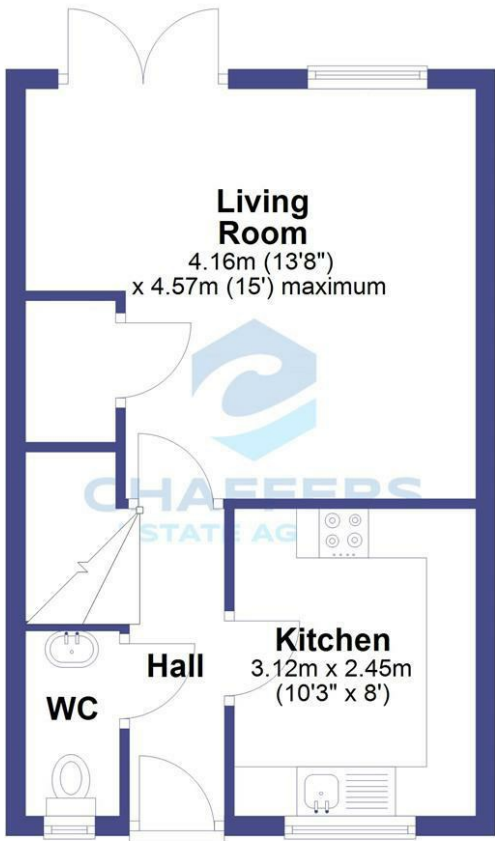
Address: 62, North Fields Sturminster Newton, DT10 1FD  
What3Words: ///fuels.loud.scatters



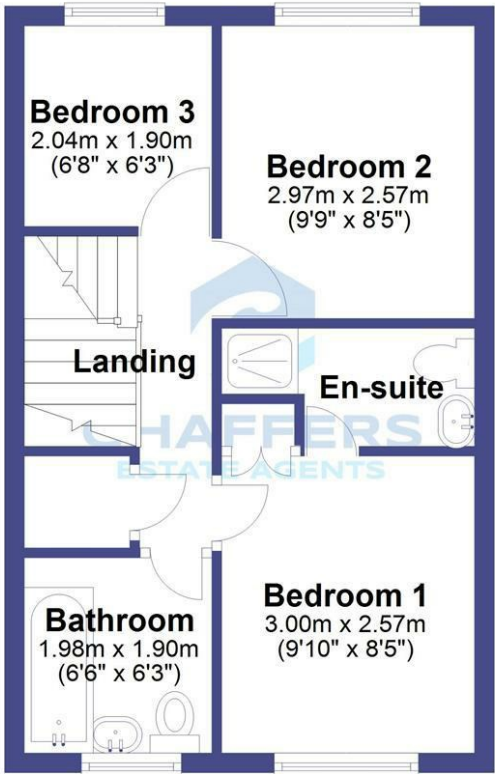


Floor Plan

Ground Floor



First Floor



Total area: approx. 67.6 sq. metres (727.8 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	