



**CHAFFERS**  
ESTATE AGENTS



**3 Badgers Grove,  
Stalbridge, Sturminster Newton, DT10 2LG**

A very attractive and immaculately presented modern end of terrace two double bedroom property situated in a small development of just eight other properties that lies within the conservation area. The property boasts some delightful views over the Blackmore Vale countryside and is situated within a short walking distance to the town centre, schools and amenities.

**£318,000 Freehold**

Council Tax Band: C

# 3 Badgers Grove, Stalbridge, Sturminster Newton, DT10 2LG



## DESCRIPTION

Pitched under a slate roof this bright and spacious home offers stylish, contemporary accommodation throughout. The welcoming entrance hall provides access to a convenient downstairs cloakroom, fitted with a low-level WC, wash hand basin and window. The heart of the home is the impressive open-plan living space, featuring a beautifully appointed kitchen with a range of modern soft-close units and integrated appliances, including an oven with extractor hood, dishwasher, washing machine, fridge and freezer. A useful understairs storage cupboard provides additional practicality. The dual-aspect living area is flooded with natural light and benefits from patio doors opening onto the enclosed rear garden. The garden is predominantly laid to lawn and features a patio seating area, outside tap, external lighting and a useful storage shed. A rear gate provides direct access to the allocated parking space.

Upstairs, the landing leads to two generously proportioned double bedrooms. The rear bedroom benefits from a walk-in wardrobe and an additional storage cupboard. The contemporary bathroom is finished to a high standard and comprises a large walk-in shower with full-height tiled surround, wall-hung vanity wash hand basin, low-level WC, chrome heated towel rail, extractor fan and an obscured glazed window.

Further benefits include sustainable timber-framed double glazing, engineered timber doors and metal guttering and downpipes. This beautifully presented home must be viewed to fully appreciate the quality of its construction, the high specification of its fixtures and fittings, and its thoughtfully designed layout. Early viewing is highly recommended to avoid missing the opportunity to become only the second owner of this exceptional property.

## SITUATION - Stalbridge

Stalbridge is a sought-after small country town in the heart of the lovely Blackmore Vale and provides excellent amenities including a supermarket and a variety of other shops, dentist surgery, primary school, churches, inns, library, garages, and daily bus services. Main line station at Templecombe 3 miles (Waterloo/Exeter), Sturminster Newton 6 miles, Sherborne 7, Shaftesbury, and Yeovil 12 miles.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage. Underfloor heating on the ground floor.

Council Authority: Dorset Council ~ Council Tax Band: C

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: B

Agent's notes: There is approx. 6 years remaining of the NHBC guarantee.



## Directions



# Floor Plan

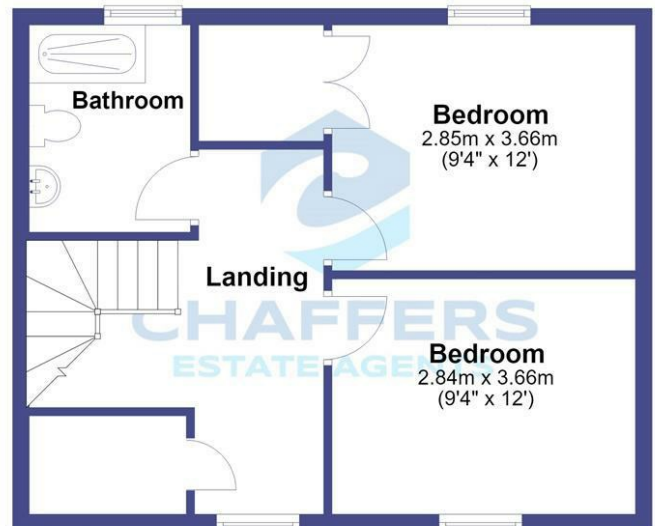
## Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 83.9 sq. metres (903.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	