



## 95 GREEN CLOSE

STURMINSTER NEWTON, DT10 1BL

£250,000  
FREEHOLD

Located on a quiet and popular cul-de-sac toward the edge of town, this deceptively spacious two-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. All of Sturminster Newtons amenities can be reached on foot and the bungalow is well positioned for accessing the many country and riverside walks that surround the town. Double glazed throughout and with the convenience of gas central heating the property benefits further from off road parking and is complemented by having an attractive rear garden.



**CHAFFERS**  
ESTATE AGENTS



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### DESCRIPTION

A deceptively spacious two-bedroom semi-detached bungalow offering a perfect blend of comfort and modern living complemented by an attractive rear garden, off road parking area, double glazing and gas central heating.

Step inside to a welcoming entrance hall with laminate flooring, access to the loft and doors to all rooms; a good sized lounge with laminate flooring and a feature fireplace; a beautiful double aspect kitchen/diner fitted with a range of modern white base and wall units, housing a built in electric double oven, gas hob with cooker hood above, plumbing for washing machine, space for dish washer, space for fridge/freezer, laminate flooring and double doors to airing cupboard; rear porch with half glazed door to rear garden; there are two double bedrooms both with laminate flooring; to complete the layout is a shower room fitted with a white suite comprising:- double width tiled shower cubicle, vanity wash basin, low level WC and vinyl flooring.

### OUTSIDE

Front Garden is predominantly laid to lawn with flower and shrub borders, trees, paved patio and gate to:- An easy maintenance enclosed fenced rear garden, laid to lawn with well established flower and shrub borders including a greenhouse, shed, pergola, outside tap and rear gate. There is also a parking space to the rear of the property.

### LOCATION

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.

#### ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax

Band: B

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: D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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