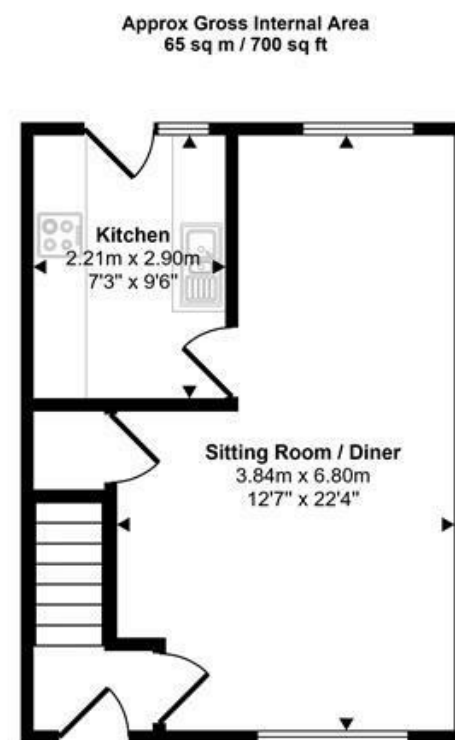
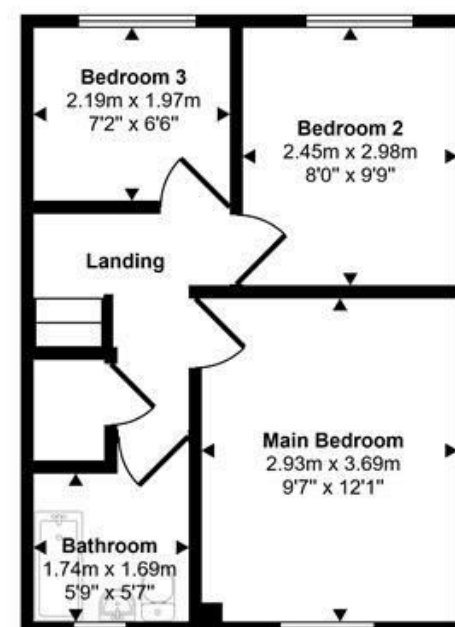




Ground Floor
Approx 32 sq m / 349 sq ft



First Floor
Approx 33 sq m / 351 sq ft

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
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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Thrift Close
Sturminster Newton

Asking Price
£264,000

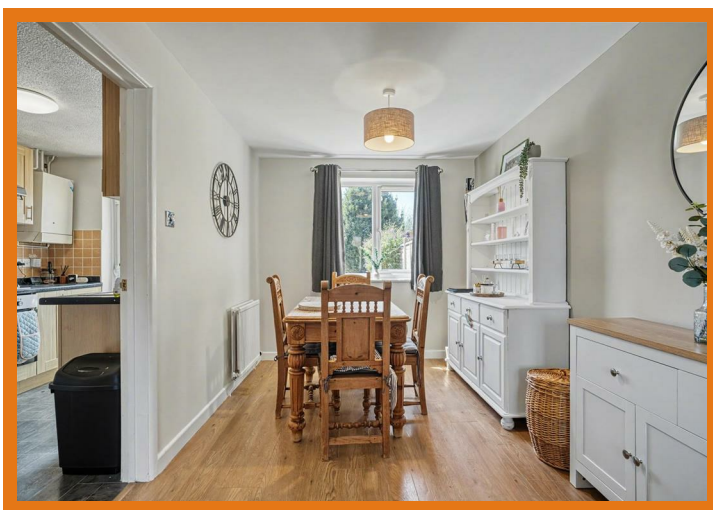
A beautifully presented three bedroom end of terrace home, offering well proportioned and thoughtfully arranged accommodation together with a particularly good size enclosed South Westerly facing rear garden, which is a real feature of the property and larger than might typically be expected for a home of this style.

The house has been very well maintained and is presented in excellent order throughout, creating a bright, comfortable and immediately welcoming home. The accommodation includes a generous open plan sitting and dining room, a well fitted kitchen, two double bedrooms and a versatile third bedroom, together with a modern family bathroom.

Outside, the rear garden provides an attractive mix of decking, lawn and gravelled areas, offering plenty of space for outdoor seating, children's play or entertaining. To the front, a private driveway provides off-road parking and leads to the adjoining garage, giving useful additional parking or storage.

Situated in a popular residential area of Stalbridge, the property is conveniently placed for local shops, schools and amenities, while also enjoying easy access to the surrounding countryside and nearby walks.

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The Property

Inside

The front door opens directly into a particularly spacious sitting and dining room, which extends for much of the depth of the house and provides plenty of room for both comfortable seating and a dining table. A window to the front brings in good natural light, while glazed doors at the rear open directly onto the garden, creating a lovely connection between the house and outside space. The kitchen is positioned to the rear and is fitted with a good range of timber-fronted wall and floor cupboards together with generous work surfaces and tiled splashbacks. There is space for the usual appliances and a rear door provides further access to the garden.

Stairs rise from the living area to the first floor, where there are three bedrooms. The main bedroom is a comfortable double, with a further double bedroom and a third single bedroom which would work equally well as a child's room, occasional bedroom or home office. The accommodation is completed by the family bathroom, fitted with a white suite

including a full-size bath with shower over.

Outside

The rear garden is a particularly good size for a property of this style and is a real feature of the home. Fully enclosed by fencing, it offers a good degree of privacy and has been thoughtfully arranged into a number of different areas. Immediately adjoining the house is a generous decked terrace, providing plenty of space for outdoor seating and dining, with a lawn beyond and gravelled areas to either side. The garden continues to a further seating area tucked away towards the rear, creating a pleasant spot to sit and enjoy the garden, while established planting around the boundaries helps soften the space and gives it a more settled and attractive feel. A timber garden shed provides useful storage, and overall the garden offers an excellent balance of lawn, seating and practical areas, with plenty of room for children, pets and outdoor entertaining.

To the front of the property, a private driveway provides off-road parking for two

cars and leads directly to the adjoining garage, offering both secure parking and useful additional storage.

Important Information

Council Tax C
Energy Efficiency Rating D
Freehold
Gas Central Heating
Double glazing

Location and Directions

Stalbridge is one of Dorset's smallest towns and is within walking distance to lovely countryside walks and the nature reserve as well as having easy access to all the amenities. Stalbridge caters well for everyday needs with an award winning supermarket, post office, family run butchers and a dental surgery. There is also a community library, chemist and highly rated primary school as well as a pub, church and various food outlets.

Postcode - DT10 2LE

What3Words - ///duties.primed.public

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.