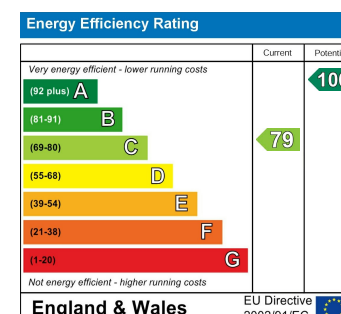


Total area: approx. 99.3 sq. metres (1069.0 sq. feet)



## Furge Grove Henstridge

Guide Price  
£285,000

An attractive well proportioned semi detached family home with three generously sized bedrooms situated in a quiet road and within walking distance to the village centre. The village has a shop with post office, two public houses, primary school and village hall with recreation ground. The property is about fifteen and half years old and has been a very much loved and enjoyed home to our sellers for the last seven and half years. During this time the property has been well maintained and improved with a new combination external oil fired central heating boiler, new carpeting has been laid to the sitting room, hall stairs and landing plus a redecoration throughout. In addition, the property also benefits from uPVC double glazing and allocated parking. This lovely property provides bright well laid out accommodation that will certainly fulfil many potential buyers requirements - a great first time family home or downsize as well as satisfying many other criteria. A viewing is vital to truly appreciate what this home has to offer the next lucky owner.

In brief, the ground floor accommodation consists of good size welcoming entrance hall, dual aspect sitting room and combined kitchen and dining room. There is also a conservatory with outlook over the rear garden. On the first floor there is the family bathroom and three generously sized bedrooms. Outside there is a paved seating area to the side of the house, rear garden with 'Good as Grass' lawn and an enclosed area concealing the oil tank and timber shed. In addition there are two parking spaces to the back of the garden.

Energy Efficiency Rating B - Council Tax Band C

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## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Front door with inset pane glass opens into a good sized and welcoming entrance hall. Ceiling light. Smoke detector. Coved. Central heating thermostat. Radiator. Wall mounted consumer unit. Inset coir matting by the front door. Power points. Stairs rising to the first floor with storage cupboard under. White panelled doors to the cloakroom, kitchen/dining room and to the:-

#### Sitting Room

4.34m" x 3.18m" (14'3" x 10'5")

Enjoying a double outlook with window to the side and to the front overlooking the garden and lane. Ceiling light. Coved. Radiator. Power, telephone and television points.

#### Kitchen/Dining Room

3.35m x 6.25m" (11' x 20'6")

Maximum measurements - Kitchen Area - Window with tiled sill looking into the garden room. Ceiling light. Power points. Fitted with a range of wood grain effect kitchen units consisting of floor cupboards - some with drawers - larder cupboard fitted with shelves and eye level cupboards. Good amount of work surfaces with matching upstand. One and half bowl stainless steel sink and drainer with mono tap. Built in double electric oven and ceramic hob with steel splash back and extractor fan above. Built in dishwasher and washing machine. Space for fridge/freezer. Tiled floor. Dining Area - Window overlooking the garden to the rear. Ceiling light. Radiator. Power and television points. Tiled floor. Part glazed door to the:-

#### Garden Room

2.67m" x 3.33m" (8'9" x 10'11")

Skylights to the sides and windows - to the rear with view over the garden and French doors opening to the side and seating area. Fitted blinds to the windows. Wall light. Wall mounted electric heater. Power points. Tile effect vinyl flooring.

#### Cloakroom

Obscured glazed window to the front elevation. Ceiling light. Extractor fan. Radiator. Wall mounted wash hand basin with splash back, shelf, mirror and shaver light/point over. Low level WC with economy flush facility.

### First Floor

#### Landing

Stairs rise and curve up to the landing. Ceiling light. Coved. Smoke detector. Access to the part boarded loft space with drop down ladder. Power points. Linen cupboard fitted with slatted shelf and heater. White panelled doors to all rooms.

#### Bedroom One

4.50m" x 2.82m" (14'9" x 9'3")

Enjoying a double aspect with window to the side and overlooking the rear garden. Ceiling light. Radiator. Power, telephone and television points.

#### Bedroom Two

3.38m" x 3.33m" (11'1" x 10'11")

Window overlooking the rear garden. Ceiling light. Radiator. Power, telephone and television points.

#### Bedroom Three

2.62m" x 3.23m" (8'7" x 10'7")

Maximum measurements - Window to the front with views in the distance. Ceiling light. Radiator. Power points. Cupboard with shelves.

#### Family Bathroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Extractor fan. Heated towel rail. Suite consisting of low level WC with dual flush facility, bath with electric shower over, screen and full height tiling to surrounding walls, and pedestal wash hand basin with tiled splash back. Mirror with shaver light/point above. Mosaic style vinyl flooring.

### Outside

#### Garden

The property is approached from the lane onto a paved path leading to the front door. The remainder of the front is laid to lawn and enclosed by a low hedge. The rear and side gardens have been landscaped for ease of maintenance in mind. The rear garden is laid to 'Good as Grass' lawn with an enclosed area concealing the oil tank and timber shed. To the side of the house there is a paved and gravelled private seating area with gate opening to the pavement. There are two parking spaces at the rear of the garden. The combination oil fired central heating boiler is located to the side of the conservatory.

### Directions

#### From the Sturminster Newton Office

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through two calming systems and take a left turn into Furge Lane. Take the second turning right into Furge Grove. The property will be found on the left hand side. Postcode BA8 0QF

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