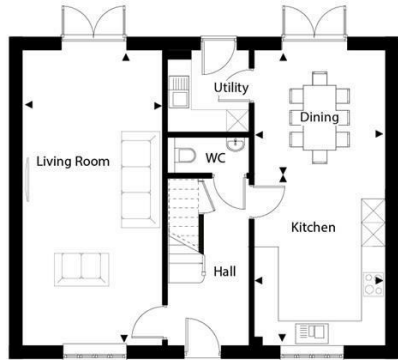
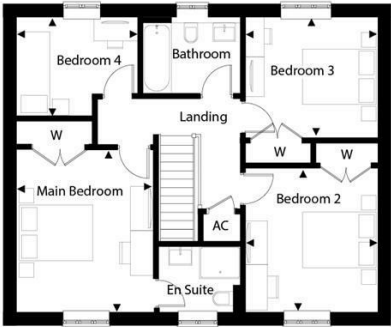




Ground Floor

Living Room	3.26m x 7.27m	10'8" x 23'10"
Kitchen/Dining	3.41m x 7.27m	11'2" x 23'10"



First Floor

Main Bedroom	3.42m x 4.02m	11'3" x 13'2"
Bedroom 2	3.27m x 3.51m	10'9" x 11'6"
Bedroom 3	3.27m x 2.94m	10'9" x 9'7"
Bedroom 4	3.03m x 2.44m	9'11" x 8'0"

Total floor area 130m² 1403ft²

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selling and letting properties



Fiddleford Ridge Sturminster Newton

£560,000

Discover modern living at its finest in this beautifully designed double-fronted home, perfectly positioned within easy reach of both town and countryside. Built to the highest standards, this stunning property offers space, style, and sustainability in equal measure.

Step inside to find three generously sized double bedrooms, all featuring built-in wardrobes, plus a well-proportioned fourth bedroom, ideal as a guest room or home office. A stylish family bathroom and a luxurious en-suite to the main bedroom provide a touch of indulgence.

At the heart of the home is the spacious contemporary kitchen/dining room, designed for both practicality and elegance. Fitted with premium-quality units and integrated appliances, it offers ample space for cooking, dining, and entertaining. The bright and inviting sitting room provides the perfect place to relax and unwind.

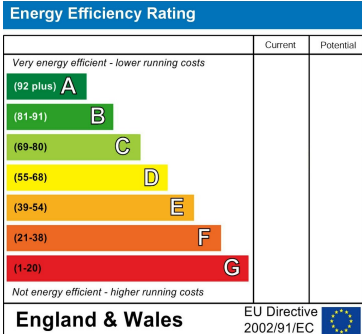
The beautifully turfed garden provides an extension of your living area, providing an ideal space for outdoor dining, play, or simply soaking up the fresh air. The garden offers an opportunity to create a landscape that reflects your personal style.

This home is built with modern convenience in mind, featuring a garage with power for an EV charging point, solar PV panels for improved energy efficiency, and the peace of mind of a 10-year build guarantee.

A superb opportunity to own a high-quality new home in a fantastic location—early viewing is highly recommended!

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Accommodation

Inside

Ground Floor

The front door opens into a roomy and welcoming entrance hall with doors leading off to the sitting room, combined kitchen and dining room and to the cloakroom. Stairs rise to the first floor with a good sized storage cupboard beneath. The spacious sitting room enjoys a double aspect with window overlooking the front and double doors opening out to the rear garden.

The large combined kitchen and dining room also boasts a double aspect with the kitchen area looking out to the front and the dining area benefitting from double doors to the rear garden. The kitchen area is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated fridge/freezer and dishwasher. From the dining area there is access to the utility room, which is fitted

with floor level cupboards, laminate work surfaces and stainless steel sink plus space for appliances. It also has access to the rear garden. Also on the ground floor is the roomy cloakroom. The kitchen/dining room, utility and cloakroom is fitted with Amtico flooring. Throughout the ground floor the electrical sockets will be finished with chrome fittings.

First Floor

Stairs rise to the landing where there is the airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor. There is a generously sized single bedroom plus three double bedrooms, all benefitting from built in wardrobes and the main bedroom has an en-suite shower room with thermostatic shower controls, chrome heated towel rail and Porcelanosa tiles plus ceramic tiled floor.

Outside

Parking and Garage

Power for car charging point provided to

the garage plus parking on the drive.

Garden

There is an outside tap plus a footpath from the patio to the garden gates and garage personnel doors if applicable. The rear garden is to be turfed and planting to front of property.

Useful Information

Predicted Energy Rating B
Council Tax Band TBA
Double Glazed Windows
Gas Fired Central Heating Boiler and Solar PV Panels
Mains Drainage
Freehold
No Onward Chain
10 Year Build Warranty
There will be an estate charge - amount to be confirmed

Directions

From Sturminster Town Centre

From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located. Postcode DT10 1JG

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.