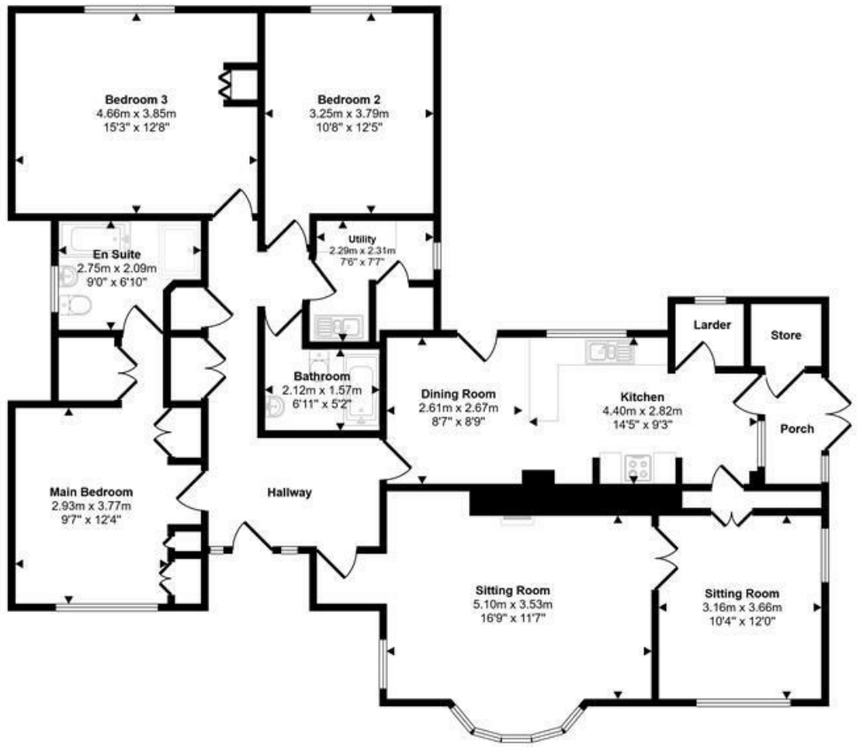
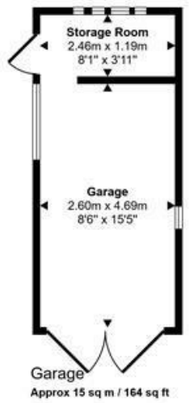
Approx Gross Internal Area
160 sq m / 1717 sq ft



Ground Floor
Approx 144 sq m / 1554 sq ft

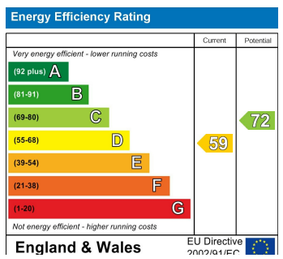


Garage
Approx 15 sq m / 164 sq ft

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.

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Burton Street
Marnhull

Guide Price
£500,000

Set along Burton Street in the highly sought-after village of Marnhull, this substantial three-bedroom detached bungalow occupies a particularly generous plot with established gardens to both the front and rear, extensive off-road parking and a detached garage.

Offering approximately 1,554 sq ft of accommodation, the bungalow is considerably larger than may first appear and provides a versatile arrangement of rooms. There are two reception rooms, a good-sized kitchen/dining Room, useful ancillary space, cloakroom, three double bedrooms, an en suite and family bathroom.

The property is set well back from the road behind a substantial frontage, creating a good sense of space and privacy. Internally, the accommodation has been well maintained overall, although it would now benefit from some updating and provides an excellent opportunity for a purchaser to introduce their own style and specification.

The combination of single-storey accommodation, generous room proportions, substantial gardens and ample parking makes this a very appealing home, whether for a family, those looking to downsize without compromising on space or buyers seeking a property with scope to improve in one of North Dorset's most desirable villages.













The Property

Inside
The property is entered into a spacious central hallway, which immediately gives a sense of the size of the accommodation and provides access to the principal rooms. There are two sitting rooms positioned towards the front of the bungalow. The larger is an impressive reception room with a bay window and fireplace forming a focal point, while the second provides another useful living space and could equally work as a snug, television room or study. The kitchen/dining room is a good-sized room and is fitted with a range of wall and base units, together with a range-style cooker. There is further useful ancillary space adjoining the kitchen, including a utility area housing the gas combination boiler, together with additional storage and a cloakroom.

The sleeping accommodation is positioned away from the main living areas. The main bedroom is a generous double overlooking the front garden and benefits from extensive fitted wardrobes and its own en suite shower room. There are two further double bedrooms, one of which also has fitted storage, with both served by the family bathroom.

Outside
The property occupies a particularly generous and established plot, extending to approximately a quarter of an acre, with gardens to both the front and rear. The front garden has a variety of mature trees, shrubs and planting, while the large enclosed rear garden is predominantly laid to lawn with established borders and mature planting. There is also an area of decking, which would benefit from some attention, but provides scope for an attractive seating or entertaining area.

Parking and Garage
A substantial driveway provides extensive off-road parking for approximately six to seven vehicles and leads alongside the bungalow to the detached garage. The detached garage provides secure parking or useful additional storage and has a separate storage room positioned to the rear, giving further practical space for garden equipment, tools or general storage.

Useful Information
EPC Rating: D
Council Tax Band: To Be Confirmed
Mains Gas
Mains Electricity
Mains Water
Mains Drainage

Location and Directions
Marnhull is approximately 3 miles to the north of the market town of Sturminster Newton and lies in the Blackmore Vale in an Area of Outstanding Natural Beauty. The village is one of the largest in Dorset with a population of about 2000. It has an active community with a variety of friendly and thriving clubs and societies. There is a post office, two general stores, hairdressers, chemist and doctors surgery. There are three churches, two public houses and a number of Bed & Breakfast places, as well as two primary schools. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away, with the latter benefiting from a mainline train station, serving London Waterloo and Exeter St David's.

Postcode - DT10 1PS

What3words neatly.file.research

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