

**Floor Plan**  
Approx. 55.8 sq. metres (600.9 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 sq. feet)

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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Barnes Close  
Sturminster Newton

Guide Price  
£230,000

Situated in a convenient town position, this well-presented semi-detached bungalow offers comfortable and practical single-level living within easy walking distance of Sturminster Newton town centre. The property provides two bedrooms, a modern kitchen and a private courtyard garden, along with a garage located in a nearby block and ample on-road parking.

Occupying a pleasant position within this established residential setting, the bungalow offers a manageable and easy-to-maintain home ideally suited to those seeking a simpler pace of life without compromising on accessibility to local amenities. The proportions are well balanced and thoughtfully arranged, creating a home that feels both welcoming and functional. Natural light enhances the living spaces, contributing to a bright and comfortable atmosphere throughout.

The setting combines everyday convenience with a sense of privacy, making it particularly attractive to downsizers, first-time buyers or those looking for a secure lock-up-and-leave property. Offered to the market with no onward chain and probate granted, this represents a straightforward purchase opportunity in a well-connected and popular part of town.



### Accommodation

#### Inside

The bungalow is entered via a porch which leads into an inner hallway, providing access to all principal rooms. The sitting/dining room is a well-proportioned and welcoming space, offering ample room for both seating and dining furniture and enjoying a pleasant outlook over the rear courtyard.

The kitchen is fitted with modern, soft-closing floor and eye-level cupboards, complemented by tiled splashbacks and a ceramic sink with drainer. Integrated appliances include a built-in electric oven with ceramic hob and extractor hood above, with further space provided for a fridge/freezer, washing machine and slimline dishwasher. There are two good-sized bedrooms, both offering comfortable accommodation and flexibility for guest use or home working if required. The accommodation is completed by a bathroom fitted with a white suite, serving both bedrooms and guests.

### Outside

To the front of the property is a lawned garden bordered by slate beds, creating an attractive and low-maintenance approach. A pathway leads to the main entrance, and the front garden enjoys an open and pleasant aspect.

To the rear is an enclosed courtyard garden laid predominantly to paving stone, offering a private and low-maintenance outdoor space ideal for seating and entertaining. A raised bed planted with shrubs adds interest, while further features include an outside tap and external lighting. The rear garden benefits from a good degree of privacy. A single garage is located within a nearby block, and there is ample road parking available close to the property.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band B  
uPVC Double Glazing  
Gas Fired Central Heating from a

Combination Boiler  
Mains Drainage  
Freehold  
Barnes Close Association  
No Onward Chain

### Location and Directions

Sturminster Newton is a thriving market town set in the heart of the Blackmore Vale, offering a wide range of everyday amenities including independent shops, supermarkets, cafés, schools and leisure facilities. The town is well known for its scenic riverside walks along the River Stour and its surrounding countryside, providing excellent opportunities for walking and outdoor pursuits. Road links give access to Blandford Forum, Sherborne and Shaftesbury, making the town a popular choice for those seeking a balance of rural surroundings and town convenience.

Postcode - DT10 1BN  
What3words -  
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