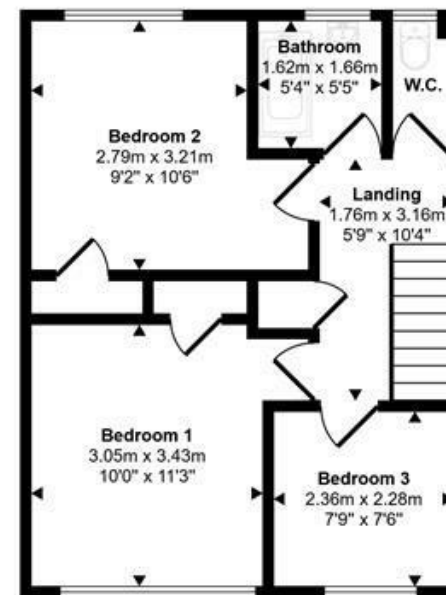




Ground Floor  
Approx 45 sq m / 480 sq ft

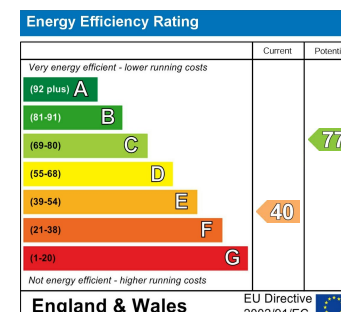


First Floor  
Approx 41 sq m / 442 sq ft

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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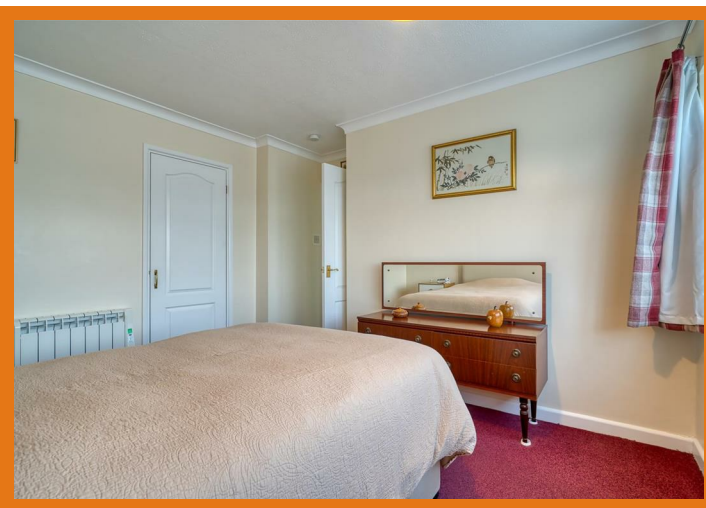
Wessex Road  
Stalbridge

Guide Price  
£265,000

A well presented three bedroom semi detached home set within a small and friendly cul de sac in the charming Dorset town of Stalbridge, just moments from the town centre and open countryside. The property has been owned and cherished by the same family since new, over five decades ago, and is now offered to the market in well maintained and comfortable order throughout.

On the ground floor a sitting room with a stone fireplace, a separate dining room, a kitchen with a built in pantry and a useful utility room all contribute to a practical and well considered layout. Upstairs three bedrooms and a bathroom are found, with scope throughout to update and put a personal stamp on the property over time. This is a wonderful opportunity to purchase a much loved family home, ready to welcome the next chapter.

Outside, the rear garden enjoys a sunny aspect and a good level of privacy, with a paved seating area, lawn, mature borders and a timber shed. To the front, a long driveway leads to a carport and a larger than average garage. Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate what this home has to offer.



### The Property

#### Inside

**Ground Floor**  
The front door opens into the entrance hall with doors leading off to the principal ground floor rooms, stairs rising to the first floor and a good sized storage cupboard beneath.

The sitting room overlooks the front of the property and is a well proportioned reception space with a stone fireplace creating a focal point to the room. The dining room is a good sized space with a full height window and a door leading off to a useful rear room which works well as a boot room or utility space, with plumbing for a washing machine and direct access to the rear garden.

An arch from the dining room leads through to the kitchen, which looks out over the rear garden and is fitted with a range of wood grain effect units with a good amount of worktop space, tiled splashback and a stainless steel sink and drainer. A breakfast bar and built in pantry add further practical appeal, with space for a slot in electric cooker and fridge freezer. There is scope to enhance and update the kitchen in time should the new owner wish to do

so.

#### First Floor

Stairs rise to the landing with access to the loft space and airing cupboard. Three bedrooms are found, two generously sized doubles both with built in wardrobes and a spacious single. A bathroom is fitted with a bath with electric shower over and a pedestal wash hand basin, with a separate WC off the landing.

#### Outside

**Garden**  
To the front, the garden is laid to lawn with mature shrubs and trees, partly enclosed by hedgerow. A gate between the house and garage opens to the rear where a paved seating area leads through to a well tended lawn edged by planted borders and a raised stone planter. To the rear of the garage, a useful timber shed is tucked away on a stone chipping base. Enclosed by timber fencing and a high mature hedge, the garden enjoys a good level of privacy and a sunny aspect.

#### Parking

A long driveway leads to a carport and a larger than average garage with an up and over door, light, power and a door to the rear garden, with space for multiple vehicles in total.

### Useful Information

Energy Efficiency Rating tbc  
Council Tax Band C  
uPVC Double Glazing  
Electric Individually Controlled Heaters - Rointe  
Mains Drainage  
Freehold  
No Onward Chain

### Location and Directions

Stalbridge is a small and charming Dorset town known for its friendly community and relaxed pace of life. It offers a selection of everyday amenities including independent shops, a supermarket, a pub, and a primary school, while retaining a traditional rural feel. Surrounded by attractive countryside, it provides easy access to scenic walks and is well placed for reaching nearby towns such as Sherborne and Sturminster Newton.

Postcode DT10 2PF

What3words ///advice.breathy.chap

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