



## 16 FRIARS MOOR STURMINSTER NEWTON, DT10 1BH

**£350,000**  
**FREEHOLD**

This lovely three bedroom house is on a quiet cul-de-sac just a short stroll from the centre of the pretty market town of Sturminster Newton. Well presented throughout the house is ready to move in and enjoy, this really would make a fantastic first house and would equally suit a small family, having, as it does, a large garden and a ready made home office/workshop. The property has the added benefit of off road parking and is within walking distance of all the towns' facilities, including Doctors and Dental practices and both Primary and Secondary Schools. The home office/workshop is presently set up as a successful dog grooming salon and could provide an ready made business.





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- Excellent Quiet cul-De-sac Location • Short Stroll to Town Centre • Access to Surrounding Countryside • Ready to Move In • Large Garden • Home Work Shop/ Office • Well Presented Throughout • Off Road Parking



## Accommodation

The house is entered via a covered porch which leads into the Entrance Hall with attractive ceramic tiled flooring, there are stairs leading up to the first floor accommodation and doors leading to both the lounge and the dining room, which leads through to another reception room or study. All of the reception rooms are decorated and finished to a very high standard and with hard floors throughout the space is easily cared for making it ideal for busy children and mucky pets. One of the key features of the house is the wonderful, modern fully fitted kitchen, with plenty of cupboard space, work tops and a double eye level oven the kitchen is an ideal space to knock up a meal for the most demanding family, or a culinary feast for visiting friends and family. Better still all of your dry ingredients can be stored in one of the two large pantry cupboards, whilst laundry duties can be carried out in the conveniently placed utility room! Access to the large garden from a door just off the kitchen, making alfresco entertaining on warm summer evenings a breeze. The ground floor has the added benefit of a separate W/C so that BBQ guests don't have to go through the house when nature calls. Further there is a workshop/office with its' own entrance which could provide you with the shortest commute, or as there is already power and plumbing here could, with the usual permissions, be converted to provide a guest suite.

Climbing the stairs onto the landing hall you will find

access to all three bedrooms and the fully fitted family bathroom. The high standard of finish continues on the first floor and there are two good sized double bedrooms as well as a single, of particular note is the large master bedroom which has the benefit of double aspect windows and a large built in wardrobe. Ready to move into this would make a wonderful home for a growing family or a couple looking for a little more space to grow into with the added benefit of a home work-space. A MUST SEE PROPERTY

## Outside

To the front of the house there is a concrete drive with off road parking for two vehicles and a small lawn with a variety of flowers and shrubs. To the rear there is a large private garden which is surrounded by shrubs, there is a patio area adjacent to the house, ideal for out-side entertaining and dining, there are a variety of flowering plants and a greenhouse and plenty of room to grow your own vegetables, The garden has plenty of space for children and pets to play safely in a secure area.

## The Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets,

a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are

well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

#### Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council - Tel: 0345 034 4569

Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

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### ADDITIONAL INFORMATION

**Local Authority** – Dorset

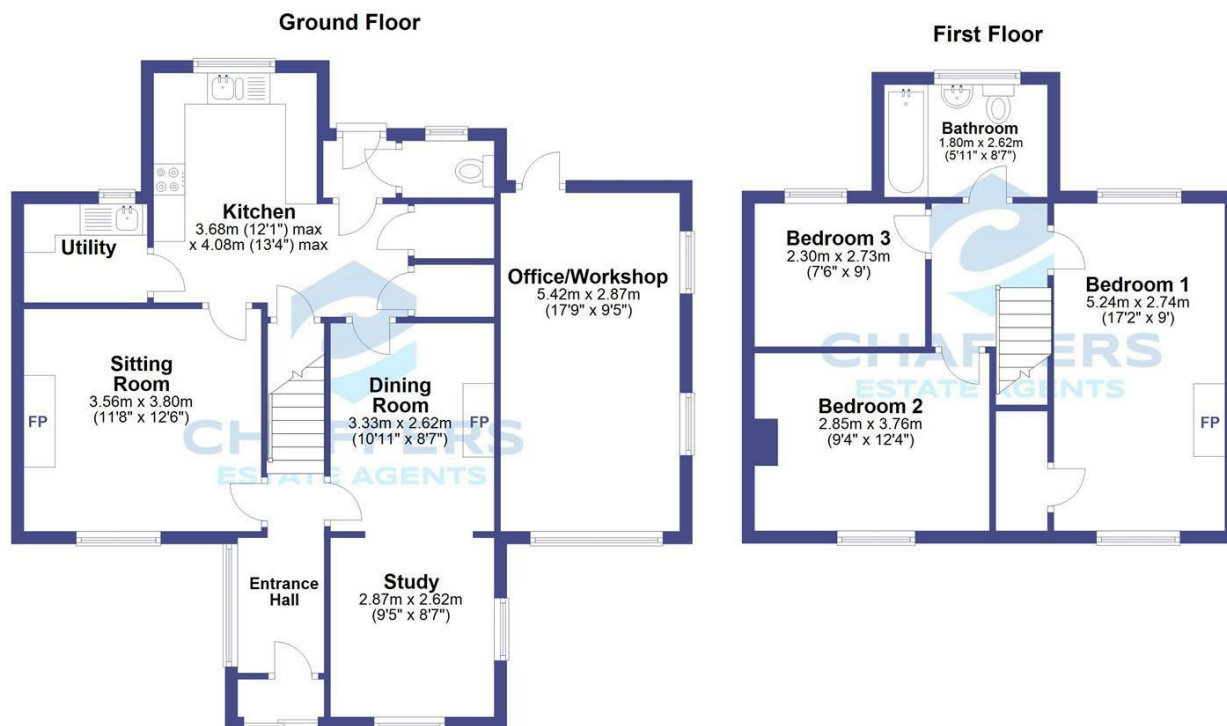
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1291.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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