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01258 473766
FOR SALE

Russet

The Street, Sutton Waldron, Blandford Forum, Dorset

Russet

The Street
Sutton Waldron
Blandford Forum
Dorset DT11 8NZ

A beautifully presented two bedroom bungalow with terraced garden and off-road parking, situated in a village location on the edge of a Conservation Area.



- Detached bungalow in quiet village
- Enclosed south facing rear garden
 - Two parking spaces
- Light and bright accommodation
 - Large sitting room
- PV panels providing electricity and income
 - Lovely surrounding countryside
 - No onward chain

Guide Price **£350,000**

Freehold

Sturminster Sales
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THE DWELLING

Russet was built in 2006 of brick elevations under a pitched clay tiled roof. The accommodation is light and airy with double glazing throughout. The front door opens into a hall with a useful storage cupboard, porcelain timber effect floor tiles which continue into the kitchen/breakfast room, conservatory and bathroom. A partially glazed door from the hall leads into the dual aspect sitting room with a window to the front elevation, a feature electric fireplace and French doors leading to the rear garden.

The kitchen/breakfast room has a breakfast bar, a range of floor-standing and wall-mounted wooden units with laminate worktops and a one and a half bowl sink with mixer tap. Integral appliances include dishwasher, double oven and fridge freezer. Accessed via a door from the kitchen the conservatory could be utilised as a dining area, with a tumble dryer and French doors to the garden.

The main bedroom is located at the rear of the bungalow with a window overlooking the garden. The second bedroom, also a double room, has a window to the front elevation overlooking the front garden.

The bathroom is fully tiled and has a suite comprising panelled bath with mixer tap and shower over, vanity unit with sink and storage below, wc and towel rails.

OUTSIDE

There is a small front garden with various plants and shrubs and a path leading to the front door and side of the bungalow. The rear garden faces south and has been terraced to provide two areas. Adjoining the bungalow is a partly walled paved terrace with climbing plants and space for outdoor furniture. A path leads to the side of the conservatory providing access to a timber shed. Steps lead up to a rose arch giving access to the remaining garden. This area is mainly laid to lawn and bordered by a range of plants and shrubs and has two further wooden sheds. The front garden is bordered by a wall.

There is space to park a car by the garden wall and an allocated space in the close beyond.

SITUATION

The property is situated in the heart of this pretty Dorset village lying between Shaftesbury and Blandford. Sutton Waldron is a village situated one mile from the larger villages of Fontmell Magna and Iwerne Minster. The larger centres of Shaftesbury 6 miles and Blandford 8 miles have a range of shopping and commercial facilities. Amenities include the church and the village hall, most everyday needs can be found in Iwerne Minster and Fontmell Magna, including post office, shops, pubs and primary school.

DIRECTIONS

What3Words///sensitive.aviators.inclines

SERVICES

Mains water, electricity and drainage are connected to the property. Electric heating. Photovoltaic panels for electricity and income.

MATERIAL INFORMATION

Standard & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

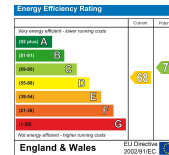
(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C



Sutton Waldron, Blandford Forum

Approximate Area = 789 sq ft / 73.3 sq m
 Outbuilding = 36 sq ft / 3.3 sq m
 Total = 825 sq ft / 76.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Symonds & Sampson. REF: 771030.

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