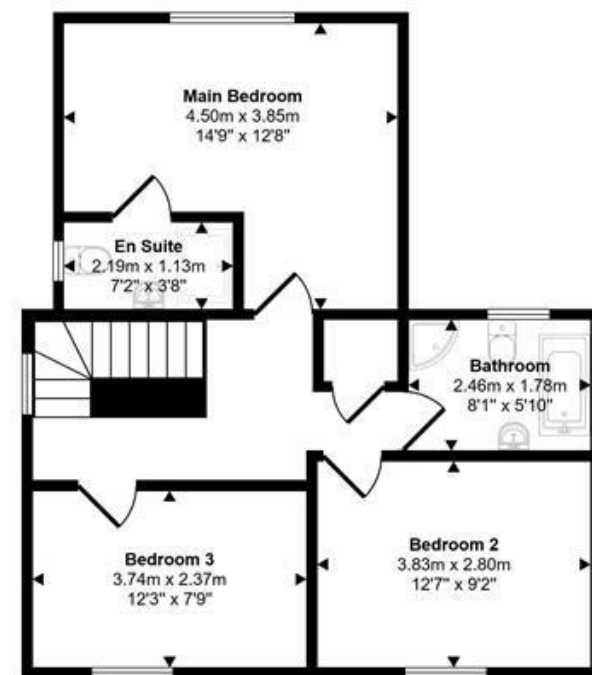


Ground Floor  
Approx 54 sq m / 580 sq ft



First Floor  
Approx 54 sq m / 582 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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Morton • New

selling and letting properties



Wessex Avenue  
Blandford Forum

Guide Price  
£350,000

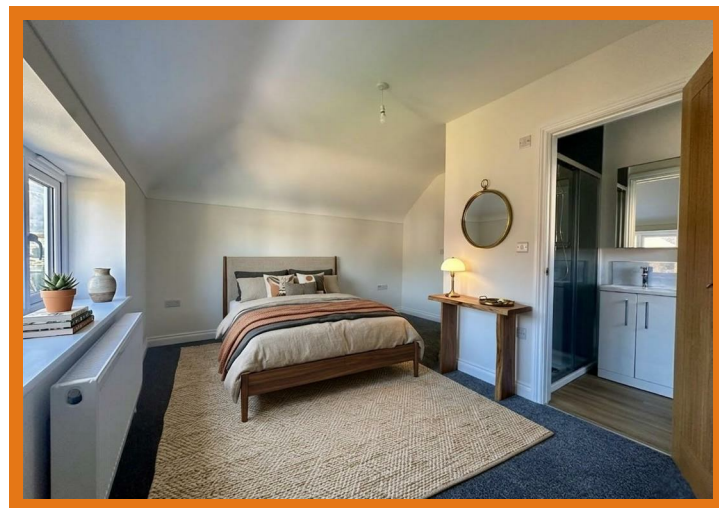
A well proportioned end of terrace house offering three double bedrooms, two reception rooms and presented to the market with the benefit of no onward chain. The property is situated in the popular village of Shillingstone and is within easy reach of local amenities as well as countryside walks.

The property is a brand new home and benefits from the remainder of a 7 year new build warranty. It has been finished to a high standard throughout and offers well balanced accommodation suited to a variety of buyers. The home also benefits from an electric vehicle charging point, air source heating with underfloor heating and uPVC double glazing.

The accommodation is arranged over two floors and on the ground floor there is a sitting room with French doors leading out to the rear garden, a separate reception room offering flexibility for a study or playroom and a well fitted kitchen/dining room with island unit and further French doors opening onto the garden. On the first floor there are three double bedrooms, the principal benefiting from an en-suite shower room, together with a family bathroom serving the remaining rooms.

Outside, there is off road parking and an enclosed rear garden enjoying a good degree of privacy, being laid to lawn with a paved seating area, ideal for relaxing and entertaining.

This is a great opportunity to purchase a well presented modern home in a desirable village location and an early viewing is highly recommended to fully appreciate both the accommodation and setting on offer.



## The Property

### Accommodation

#### Inside

The accommodation is entered via a front door into an entrance hall with stairs rising to the first floor and doors leading off to all main ground floor rooms, together with a useful downstairs cloakroom.

The sitting room is a well proportioned and comfortable room enjoying a bright aspect, with French doors opening out onto the rear garden, allowing plenty of natural light and creating an ideal space for both relaxing and entertaining.

There is a separate reception room to the front of the property, which offers flexibility for a variety of uses including a study, playroom or additional sitting room.

The kitchen/dining room enjoys a view over the rear garden and is fitted with a range of modern shaker style units consisting of floor and eye level cupboards with granite work surfaces

over and a central island unit providing additional preparation space and storage. There are built in appliances and space for further white goods, along with ample room for a dining table, making this a sociable and practical space for everyday living. French doors open directly onto the garden, further enhancing the connection between inside and out.

On the first floor, stairs rise to a landing with access to the loft space and airing cupboard. There are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room fitted with a shower, wash hand basin and WC. The remaining bedrooms are served by a family bathroom fitted with a suite comprising bath, wash hand basin and WC.

#### Outside

The property is approached to the front with off road parking and access to the entrance.

The rear garden is enclosed and enjoys a good degree of privacy, being laid to lawn with a paved seating area

immediately to the rear of the property, providing an ideal space for outdoor dining and entertaining. The garden offers a safe and secure environment for children and pets and has been designed for ease of maintenance.

#### Useful Information

Energy Efficiency Rating B  
Council Tax Band- TBC  
Air Source Heat Pump  
Underfloor Heating  
Upvc Double Glazing  
Freehold  
No Onward Chain

#### Location and Directions

Shillingstone is a well regarded Dorset village offering a strong sense of community along with everyday amenities including a shop, public house, primary school and village hall. The village is surrounded by attractive countryside and benefits from good road links to nearby towns including Sturminster Newton, Blandford Forum and Shaftesbury.

Postcode DT11 0TG

What3Words:  
///heartless.stammer.pulses

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.