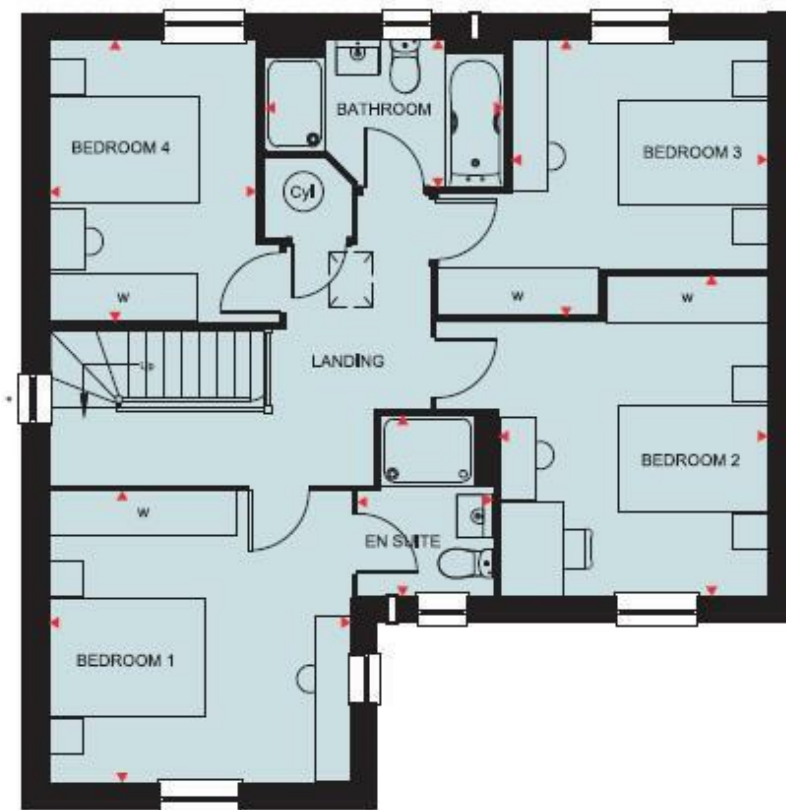




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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		
(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		



The Hamlets Stalbridge

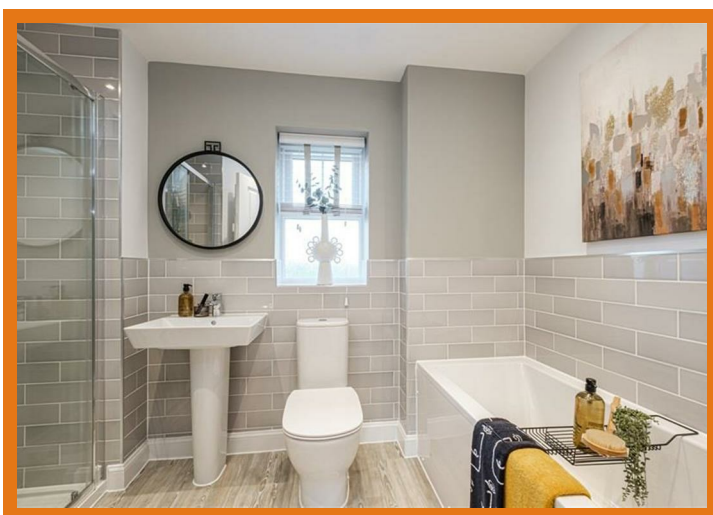
Prices From
£475,000

****£24,250 Deposit Contribution Available**** Discover this brand-new detached family home, perfectly positioned on the edge of one of Dorset's smallest towns while offering easy access to all essential amenities. Designed with modern living in mind, this bright and spacious property boasts four generous double bedrooms, including a luxurious en-suite to the main bedroom, plus a stylish family bathroom.

The heart of the home is the open-plan kitchen, dining, and family area, enhanced by a charming bay window in the dining area and double doors that open out to the rear garden. Truly a great social space not just for family but also entertaining friends. A second bay window graces the spacious sitting room, flooding it with natural light. Practicality meets convenience with a handy utility room, an integral garage, and two private parking spaces.

Built with sustainability in mind, this eco-friendly home features a water waste recovery system, photovoltaic solar panels, and an electric vehicle charging point. The rear garden comes fully turfed, providing a ready-made outdoor space to enjoy. Plus, with a built warranty and help towards deposit available, this home offers both security and affordability.

A perfect blend of contemporary style, energy efficiency, and comfort - don't miss the opportunity to make this stunning home yours!



The Property

Inside

Ground Floor

The front door opens into a most inviting entrance hall with an attractive and practical Amtico flooring plus stairs rising to the first floor and doors to the sitting room, kitchen/dining/family room and to the cloakroom, which is fitted with a wash hand basin and WC as well as having access to a store.

The bright and spacious sitting room enjoys a double aspect with window to the side and bay window overlooking the frontage. To the rear of the house there is the open plan kitchen/dining and family room that certainly is the hub of the home. There is a large bay window with double doors leading out to the garden from the dining area that allow plenty of natural light. The kitchen area is fitted with a range of high quality, soft closing units consisting of larder cupboard, floor cupboards, cutlery and deep pan drawers, as well as eye level cupboards with counter lighting beneath. There is a generous amount of Silestone work surfaces with matching upstand and inset bowl with a swan neck mixer tap. The built in appliances consist

of a fridge/freezer, eye level double electric oven, dishwasher and five burner gas hob with a splash back and extractor hood above.

There is also a utility room with door opening to the back garden.

First Floor

On the first floor there is a galleried landing with doors leading off to the bedrooms and bathroom. The family bathroom is fitted with a stylish modern suite consisting of a large walk in shower cubicle with mains shower, pedestal wash hand basin, low level WC and double ended bath with central mixer taps.

All four bedrooms are double sized with the main bedroom benefitting from an en-suite shower room.

Outside

Garage and Parking

There are two parking spaces to the front of the house plus the integral garage. There is an electrical charging point.

Garden

The rear garden facing north east will be mostly laid to lawn with a paved seating area. It will be fully enclosed with a gate allowing access to the front of the house.

Useful Information

Energy Efficiency Rating A/B
Council Tax Band - not assessed yet
uPVC Argon Filled Double Glazing
Gas Fired Central Heating plus
Photovoltaic Panels and Waste Water Heat
Recovery System
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station then take the second turning on the right at the triangle onto Lower Road. The entrance to the development will be found a short distance on the right hand side. Postcode DT10 2PQ

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.