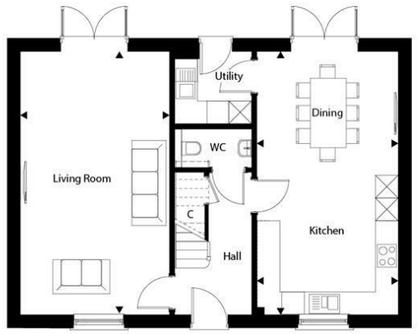
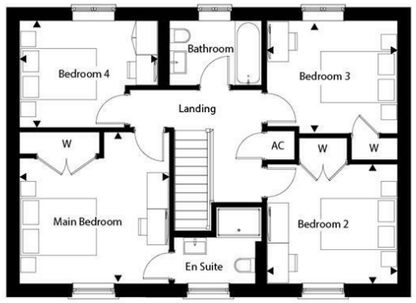
# The Pulham

Plot 35, 67 & 95




## Ground Floor

| | | |
|---|---|---|
| Kitchen/Dining | 3.73m x 6.93m | 12'2" x 22'8" |
| Living Room | 3.93m x 6.93m | 12'11" x 22'9" |

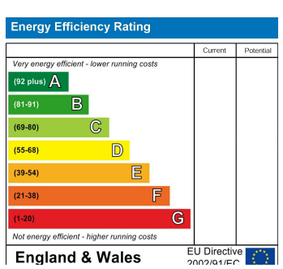
## First Floor

| | | |
|---|---|---|
| Main Bedroom | 3.94m x 3.99m | 12'11" x 13'1" |
| Bedroom 2 | 3.49m x 3.15m | 11'5" x 10'4" |
| Bedroom 3 | 3.49m x 2.97m | 11'5" x 9'9" |
| Bedroom 4 | 3.64m x 2.81m | 11'11" x 9'3" |

**Total floor area 138m² 1488ft²**


**1 Market House**
**Market Place**
**Sturminster Newton**
**Dorset**
**DT10 1AS**

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selling and letting properties



# Fiddleford Ridge
# Sturminster Newton

## Prices From £570,000

An opportunity to be the first owner and resident of this spacious, newly built detached family home, which offers contemporary accommodation with four double sized bedrooms and enjoying close proximity to the town centre and some wonderful river and countryside walks, including the popular Trailway. The market town of Sturminster Newton caters well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a selection of entertainment venues.

The property is being built by highly respected and award-winning builders, Wyatt Homes. Designed with both elegance and sustainability in mind, and offers a perfect blend of modern living and environmental consciousness. The property benefits from solar PV panels, provision for an electric car charging points, double glazed windows and a ten year build warranty as well as being fitted with high quality fixtures and fittings.

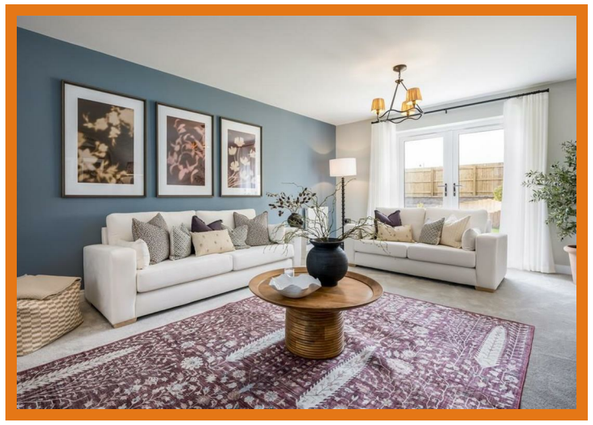
This lovely home provides ample space for families or those seeking extra room for guests or a home office. The contemporary kitchen and dining room are fitted with high-quality units and integrated appliances, making it an ideal social space for entertaining friends or enjoying family meals. The stylish bathroom suites add a touch of luxury, ensuring comfort and convenience for all residents.

The property is set within a lovely garden, which will be laid to turf and paved patio, providing a delightful outdoor space for relaxation or play and the option to create your own landscaping designs.

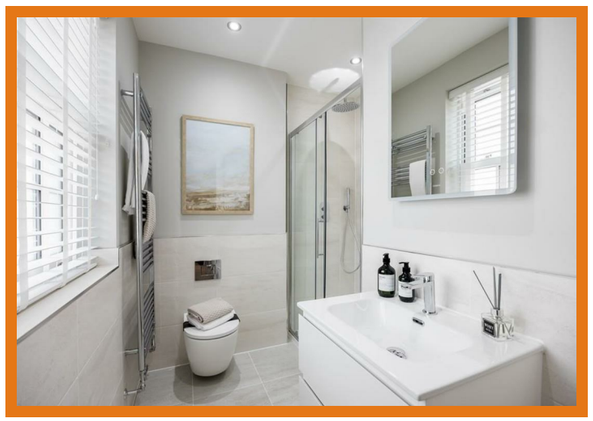
In summary, this is not just a house; it is a lifestyle choice that combines modern amenities with sustainable living - all you need to add is a few personal touches to make it your home. Viewing is essential to truly appreciate the location as well as the property itself.













**The Property**

**Inside**
Ground Floor
The front door opens into a roomy and welcoming entrance hall with doors leading off to the sitting room, combined kitchen and dining room and to the cloakroom. Stairs rise to the first floor with a good sized storage cupboard beneath. The spacious sitting room enjoys a double aspect with window overlooking the front and double doors opening out to the rear garden.

The large combined kitchen and dining room also boasts a double aspect with the kitchen area looking out to the front and the dining area benefitting from double doors to the rear garden. The kitchen area is fitted with a range of stylish, high quality and contemporary units consisting of floor and eye level cupboards plus a generous amount of work surfaces and an under-mounted stainless steel sink with a chrome mixer tap. There is a built in oven and hob with an extractor hood above plus an integrated fridge/freezer and dishwasher. From the dining area there is access to the utility room, which is fitted with floor level cupboards, laminate work surfaces and stainless steel sink plus space for appliances. It also has access to the rear garden. Also on the ground floor is the roomy cloakroom. The kitchen/dining room, utility and cloakroom is fitted with Amtico flooring. Throughout the ground floor the electrical sockets will be finished with chrome fittings.

First Floor
Stairs rise to the landing where there is the airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite in white consisting of low level WC, pedestal wash hand basin and bath. There is also a chrome heated towel rail and the walls are Porcelanosa tiles and ceramic tiled floor. All four bedrooms are double sized - three benefit from built in wardrobes and the principal bedroom has an en-suite shower room with thermostatic shower controls, chrome heated towel rail and Porcelanosa tiles plus ceramic tiled floor.

**Outside**
Parking and Garage
Power for car charging point provided to the single garage plus parking for two cars on the drive.

Garden
There is an outside tap plus a footpath from the patio to the garden gates and garage personnel doors if applicable
The rear garden is to be turfed and planting to front of property.

**Useful Information**

Predicted Energy Rating B
Council Tax Band TBA
Double Glazed Windows
Gas Fired Central Heating Boiler and Solar PV Panels
Mains Drainage
Freehold
No Onward Chain
10 Year Build Warranty
There will be an estate charge - amount to be confirmed

**Directions**

**From Sturminster Town Centre**
From the office turn right and proceed to the traffic lights and turn right onto Old Market Hill. At the next set of lights turn left heading towards Shaftesbury and take the second turning on your right into Elm Close. Take the first turning left into Bull Ground Lane where the development is located. Postcode DT10 1JG

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 firms employment has the authority to make or give any representation or warranty in respect of the property.