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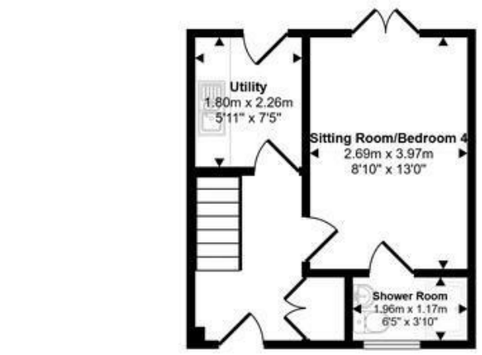
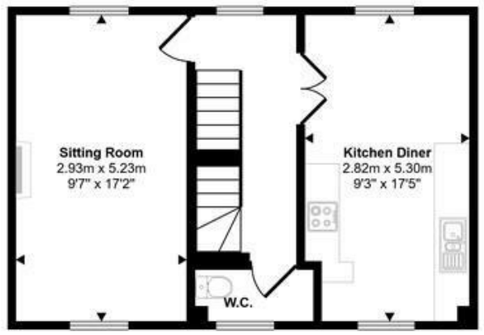
selling and letting properties



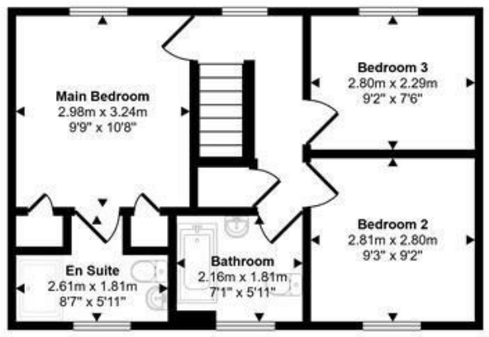
Approx Gross Internal Area
107 sq m / 1151 sq ft



Ground Floor
Approx 25 sq m / 264 sq ft



First Floor
Approx 41 sq m / 445 sq ft



Second Floor
Approx 41 sq m / 442 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.

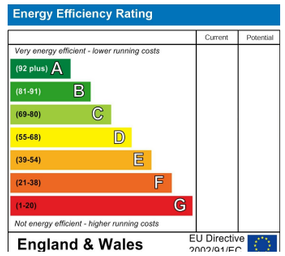
Long Close
Sturminster Newton

Asking Price
£325,000

A beautifully presented and versatile three or four-bedroom townhouse, offering well-proportioned accommodation arranged over three floors, together with a carport, off road parking and an enclosed rear garden. Presented in very good decorative order throughout, with a refitted kitchen and newly fitted en-suite and recently replaced carpets and flooring, this flexible home would suit a wide range of buyers and sits within easy reach of Sturminster Newton town centre.

The ground floor offers excellent flexibility, with a reception room that could equally serve as a fourth bedroom, complete with its own en-suite shower room and French doors onto the garden, along with a separate utility room. On the first floor there is a light and spacious dual aspect sitting room, a kitchen dining room with contemporary shaker style units and a cloakroom. The second floor provides three double bedrooms, including a principal bedroom with built-in wardrobes and an en-suite to the main bedroom, along with the family bathroom. The gas boiler was replaced in 2023 and remains under warranty. Outside, the enclosed rear garden is laid mainly to lawn with a garden shed, and to the front there is a carport and an additional allocated parking space.

Long Close enjoys a convenient position within Sturminster Newton, a popular market town in the heart of the Blackmore Vale, within easy reach of the town centre and its range of amenities. The surrounding countryside offers beautiful riverside walks and access to the North Dorset Trailway.

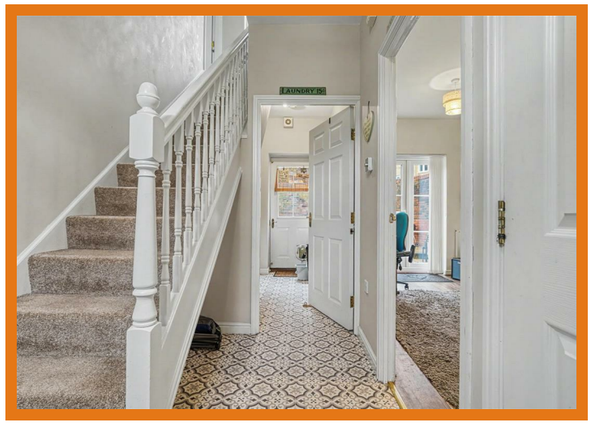


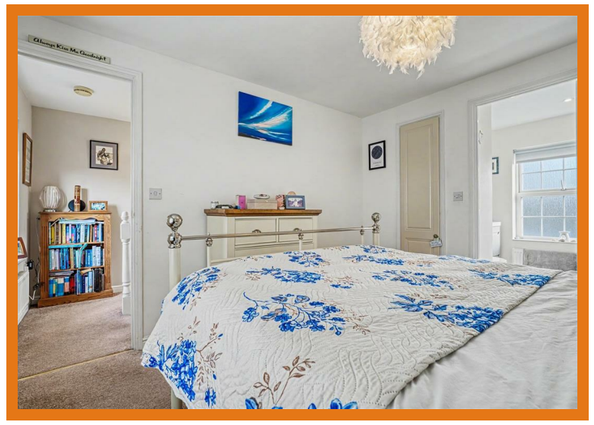
1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

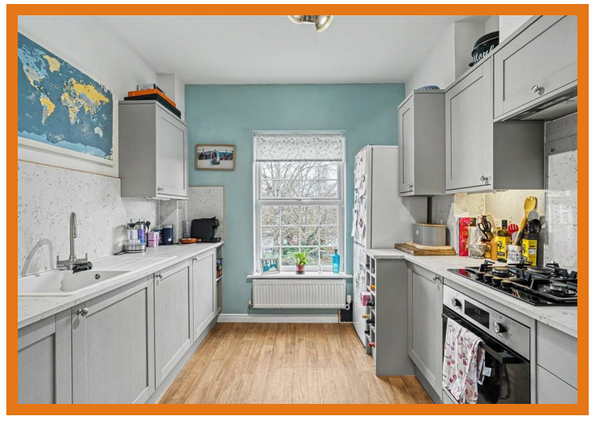












The Property

Inside
Ground Floor
The front door opens into the entrance hall, with stairs rising to the first floor and doors leading off to the ground floor rooms. The reception room is a versatile space that could equally be used as a fourth bedroom, a home office or a snug, with French doors opening directly onto the rear garden and its own en-suite shower room. A separate utility room provides useful space for laundry and storage and houses the gas boiler, which was replaced in 2023 and remains under warranty.

First Floor
Stairs rise to the first floor landing, with doors leading off to the sitting room, the kitchen dining room and a cloakroom. The sitting room is a particularly light and spacious dual aspect room, with a feature fireplace creating a lovely focal point. The kitchen dining room has been refitted by the current owners and features a range of contemporary shaker style floor and eye level units with work surfaces, a gas hob with extractor over and an electric oven, along with wood effect flooring and plenty of space for a dining table.

Second Floor
Stairs rise to the second floor landing, with doors leading off to three double bedrooms and the family bathroom. The principal bedroom is a generous double room with built-in wardrobes and its own newly fitted en-suite shower room. Bedrooms two and three are both double rooms, and the family bathroom is fitted with a bath and shower, a wash hand basin and a WC.

Outside
Gardens
The rear garden is enclosed and laid mainly to lawn, with a patio area close to the house, ideal for outdoor seating, and a useful garden shed. The French doors from the ground floor reception room open directly onto the garden, making it easy to enjoy the outdoors.

Parking
To the front of the property there is a carport and off road parking

Useful Information
Energy Efficiency Rating TBC
Council Tax Band D
Gas Central Heating (Boiler Replaced 2023, Under Warranty)
Double Glazing
Mains Drainage
Freehold

Location and Directions
Sturminster Newton is a popular market town set in the heart of the Blackmore Vale, offering a good range of everyday amenities including a supermarket, independent shops, cafés, pubs, schools and leisure facilities. The town is surrounded by beautiful countryside, with riverside walks along the River Stour and the North Dorset Trailway close by. Well positioned for road links, Sturminster Newton offers easy access to nearby towns such as Blandford Forum, Shaftesbury and Sherborne, with mainline rail services available from Gillingham and Sherborne.

Postcode – DT10 1FB
What3words – ///client.refers.detergent

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.