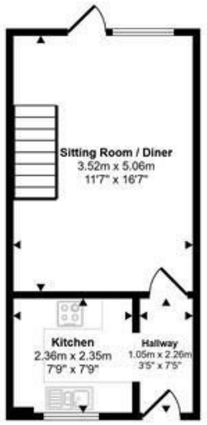
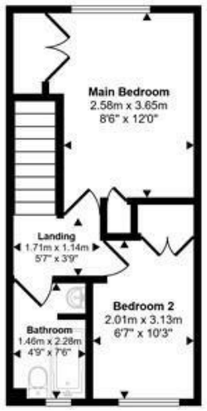
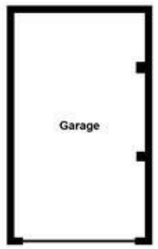
Approx Gross Internal Area
66 sq m / 706 sq ft



Ground Floor
Approx 27 sq m / 286 sq ft



First Floor
Approx 27 sq m / 296 sq ft

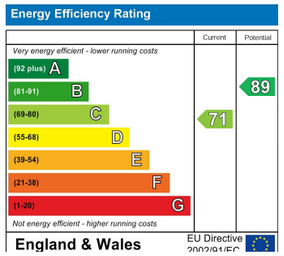


Garage
Approx 12 sq m / 124 sq ft

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

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



Morton • New

selling and letting properties

Honeymead Lane
Sturminster Newton

Guide Price
£240,000

A well presented two bedroom semi detached home set on the edge of the popular Dorset market town of Sturminster Newton, within easy walking distance of the town centre, independent shops, cafes and all local amenities.

Recently renovated and ready to move straight into, the accommodation comprises a generous sitting room diner with a door leading directly to the garden, a kitchen, two bedrooms both with fitted wardrobe space and a bathroom. The property is thoughtfully laid out and practical throughout, offering a great opportunity for a wide range of buyers looking for a well positioned home in a popular market town. An early viewing is recommended to fully appreciate what is on offer.

Outside, an enclosed south facing rear garden enjoys a good degree of privacy with a lawn, patio area, flower borders and a shed. A lawned front garden creates a pleasant approach to the property. A garage and off road parking complete the plot.

The Property

Inside

Ground Floor
The front door opens into the hallway which leads through to the principal ground floor rooms. The sitting room diner is a generous and well proportioned space with a door leading directly out to the rear garden. A modern kitchen sits off the hallway, fitted with contemporary slab style units and laminate worktops with a built in oven and hob and space for further appliances. A window looks out to the front of the property, keeping the room bright throughout the day.

First Floor
Stairs rise to the first floor landing where two well proportioned bedrooms are found, both benefiting from fitted wardrobe space. The main bedroom is a good sized double and a modern bathroom serves both rooms.

Outside

Garden
A south facing rear garden enjoys a good degree of privacy and is enclosed. Laid to lawn with a patio area and flower borders along one edge, a path leads to a rear gate giving access to the garage. A shed is also included within the plot and to the front a lawned garden creates a pleasant approach to the property.

Parking
A garage is accessible via a rear gate from the garden, with off road parking also available

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Mains Drainage
Electric Heating
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode DT10 1EW

What3words
///crumbles.mailers.deep

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.