

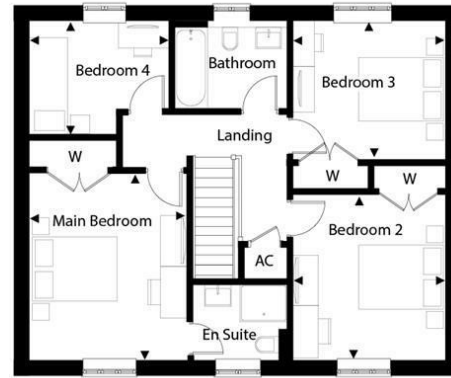
The Morden

Plot 3, 4, 7, 16, 27, 28, 31, 32, 51, 68, 76, 84 & 96



Ground Floor

Living Room	3.26m x 7.27m	10'8" x 23'10"
Kitchen/Dining	3.41m x 7.27m	11'2" x 23'10"



First Floor

Main Bedroom	3.42m x 4.02m	11'3" x 13'2"
Bedroom 2	3.27m x 3.51m	10'9" x 11'6"
Bedroom 3	3.27m x 2.94m	10'9" x 9'7"
Bedroom 4	3.03m x 2.44m	9'11" x 8'0"

Total floor area 130m² 1403ft²

1 Market House
Market Place
Sturminster Newton
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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	



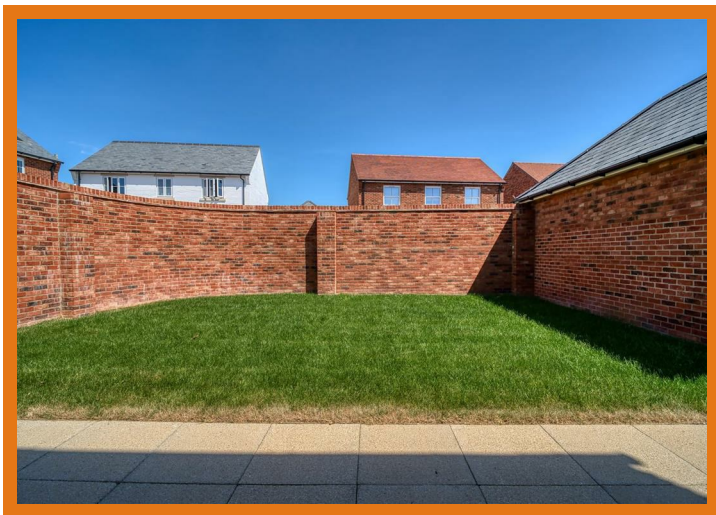
Fiddleford Ridge Sturminster Newton

Guide Price
£500,000

A beautifully designed double-fronted detached new build house, offering four bedrooms and built to the highest standards by Wyatt Homes. The property is situated within easy reach of both town and countryside, and is offered with the benefit of a 10 year new build guarantee.

The accommodation comprises a spacious contemporary kitchen/dining room, fitted with premium quality units and integrated appliances, together with a bright sitting room. There are four bedrooms in total, three doubles and a single, three of which benefit from built in wardrobes, the main bedroom also benefitting from a luxurious en-suite. A stylish family bathroom serves the remaining bedrooms. The property also benefits from solar PV panels, with an energy efficiency rating of A.

Outside, the garden is turfed with a patio area, providing an ideal space for outdoor dining or relaxing. There is a garage with power for an EV charging point and driveway parking for two cars. Offered for sale with no onward chain. An early viewing is highly recommended and also available to view on Sunday's! Contact us to book in!



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.

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. There is a generously sized single bedroom plus three double bedrooms, all benefitting from built in wardrobes and the main 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

Single Garage, with power and lighting providing a car charging port. Parking available on the drive for two cars.

Garden

There is an outside tap plus a footpath from the patio to the garden gates and garage personnel doors. With planting at the front the property, the rear garden is fully turfed, fenced and include a generous patio as standard.

Useful Information

Energy Efficiency Rating A
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
Buying Schemes: Part Exchange, Express Move and Own New.

Directions

From Sturminster Town Centre

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 1JG

What3words ///equivocal.power.chariots

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