



**46 GREEN CLOSE**  
**STURMINSTER NEWTON, DT10 1BL**

**£300,000**  
**FREEHOLD**

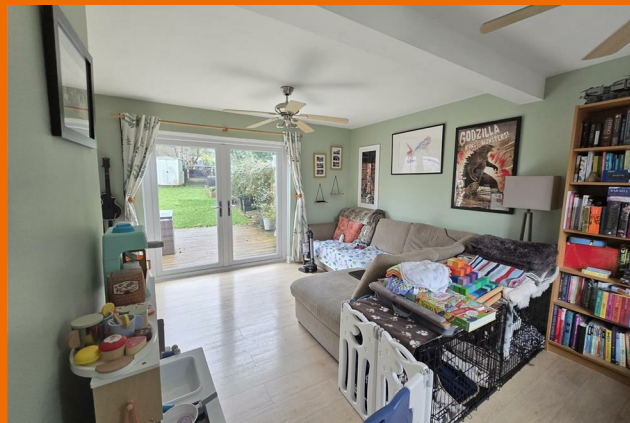
A well presented and spacious three bedroom semi-detached family home. The property is located in a popular residential area of Sturminster Newton and offers three bedrooms and two reception rooms, ample off road parking and a generous rear garden.



## 46 GREEN CLOSE

### Description

A well presented three bedroom semi-detached home located in a popular residential area. The property benefits from two reception rooms, a large rear garden and ample off road parking.



The property is entered into the hallway which has stairs to the first floor and a window to the front, and a door into the sitting room. The sitting room is fitted with a log burner, and a window to the front aspect and patio doors into the rear garden. The kitchen is fitted with wall and base units, an oven with gas hob, one and a half bowl sink with drainer, and space for a fridge/freezer. Adjoining the kitchen is a dining room with a window to the front aspect, and a cloakroom with a low level WC and wall mounted hand wash basin. At the rear of the property is a utility which has wall and base units with space and plumbing for a washing machine and tumble dryer, and a door into the rear garden.

Upstairs there are three good sized bedrooms, two of which are doubles and one single bedroom. The bathroom is fitted with a modern suite comprising a panelled bath with a shower over, a vanity unit hand wash basin and a low level WC.

Outside to the front of the property is ample off road parking with space for 3/4 vehicles. The rear garden is a good sized plot which has a large decked area adjacent the house and laid to lawn on the other part of the garden. There is a pond, storage shed, summer house and a greenhouse, with a mix of flower beds, trees and shrubs.

### About the area

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principle towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles and the A303 approximately 15 miles.

### Additional Info

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council - Tel: 0345 034 4569

Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

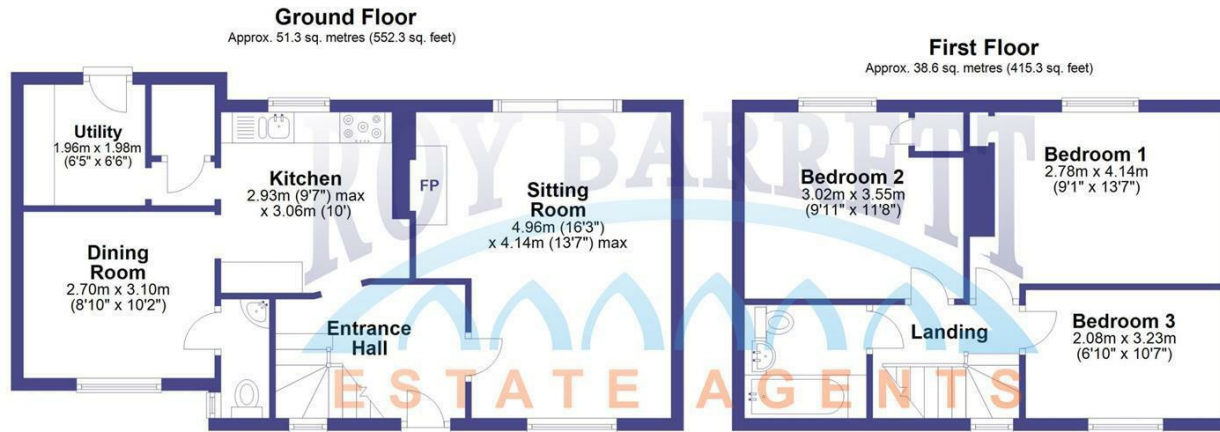
The following works have been done during current ownership:

In 2022,: Cavity wall insulation using insta fibre white wool, Thermafleece CosyWool Sheeps Wool Loft Insulation installed in the loft, the windows and doors installed at the same time and benefit from a 10 year warranty from installation(2022).



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Total area: approx. 89.9 sq. metres (967.6 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>	<b>65</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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