





1 HAMMER MILL LANE,
STURMINSTER NEWTON, DT10 1GF

£135,000
SHARED OWNERSHIP

We are delighted to present this attractive and well-maintained three-bedroom semi-detached home, offering spacious accommodation, a modern fitted kitchen, a comfortable living room and an enclosed rear garden. Situated in Sturminster Newton, Dorset within easy reach of everyday amenities, offered on a shared ownership basis with a 45% share available.

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1 HAMMER MILL LANE







Description

On entering the property, you are welcomed by an entrance hall which provides access to the main living accommodation and stairs to the first floor. A convenient separate WC with wash basin completes the ground-floor hallway.

The living room offers a comfortable setting for relaxing and entertaining, with ample space for sofas and furniture. Positioned separately from the kitchen, it provides a welcoming reception area for everyday living.

The modern kitchen/dining room features contemporary shaker-style cabinetry, complementary work surfaces and a range of storage units, alongside fitted cooking facilities and an extractor hood. Attractive wood-effect flooring adds warmth to the modern finish, while there is ample space for a dining table, creating a sociable area for family meals and entertaining. A patio door allows plenty of natural light to flood the room and provides convenient access to the rear garden, further enhancing this inviting space.

The first floor comprises three bedrooms, a family bathroom and a landing.

The principal bedroom is a well-proportioned double room, offering space for bedroom furniture and a comfortable, relaxing atmosphere. It benefits from an adjoining en-suite shower room fitted with a shower enclosure, wash basin and WC. Bedroom two provides versatile accommodation, suitable for family members or guests, with flexibility to incorporate additional furniture or a study area.

The third bedroom offers further flexibility and could be used as a child's bedroom, nursery, home office or dressing room. The family bathroom is conveniently positioned off the landing and comprises a bath, wash basin and WC, serving the remaining bedrooms.

The enclosed rear garden features a generous, paved patio, ideal for outdoor dining and entertaining, alongside a neatly maintained lawn and established planting. Timber fencing provides a defined private outdoor space, while the combination of patio and lawn offers plenty of flexibility for relaxation and gardening.

The property benefits from a paved driveway providing off-road parking and access to the garage. The garage offers valuable additional storage for bicycles, garden equipment and household belongings. The attractive brick exterior, tiled roof and white-framed windows complete the property's appealing appearance.

Shared Ownership Informaiton

This home is offered on a 45% share of the freehold in conjunction with Magna Housing Association and purchasing is subject to meeting their shared ownership criteria. The monthly payable rent is £406.98 & the monthly service charge is £34.13. For more information please contact Chaffers directly.

Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show.









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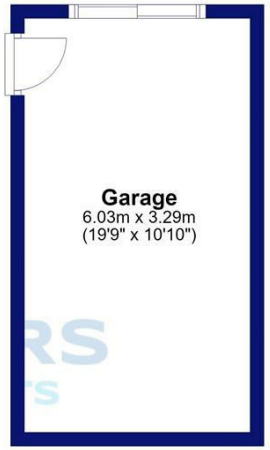




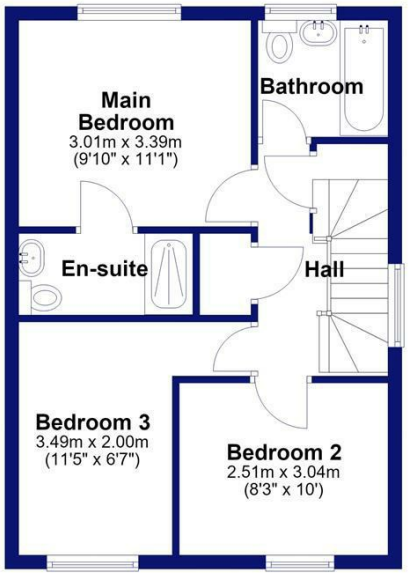


Ground Floor
Approx. 62.2 sq. metres (670.0 sq. feet)



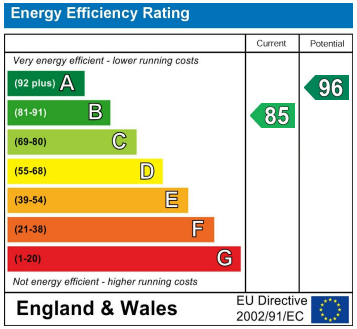


First Floor
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 104.8 sq. metres (1127.5 sq. feet)





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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