Symonds & Sampson

Plot 33 Durbeyfield Park

20 Marlott Crescent, Marnhull, Dorset

Plot 33

Durbeyfield Park

20 Marlott Crescent
Marnhull
Dorset DT10 1GB

A three bedroom semi-detached house with garage and one parking space.

3 2 2

- Three double bedroom semi-detached new home
- Separate sitting room
- Open plan dual aspect kitchen /dining room
- Separate utility room
- Master bedroom with ensuite shower room
- Garage and separate parking space for one car
- South facing rear garden
- Views from the front over open fields

Guide Price £450,000
Freehold

Sturminster Sales
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THE DWELLING

Durbeyfield Park is an exciting new development which will consist of 61 homes made up of a mixture of three and four bedroom houses. Durbeyfield Park will offer traditional village life with modern living in a beautiful countryside setting.

Plot 33 has a stone front elevation with a tiled roof. On the ground floor, the entrance hall leads to a spacious sitting room with window to the front and patio doors to the garden at the rear. The dual aspect open plan kitchen/dining room the other side of the entrance hall has fully fitted integrated appliances and attractive wall and floor cupboards with worksurfaces over. A utility room also has space for two appliances.

Upstairs there are three double bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room. Airing and storage cupboard.

OUTSIDE

There is a south facing turfed lawn with a generous sized terrace to the rear of the property with fields opposite. A secured gated garden with 1.8m close board fencing.

A single garage and driveway for one car and an EV charging point.

SITUATION

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies, and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

DIRECTIONS

What3words///paler.willing.supplier

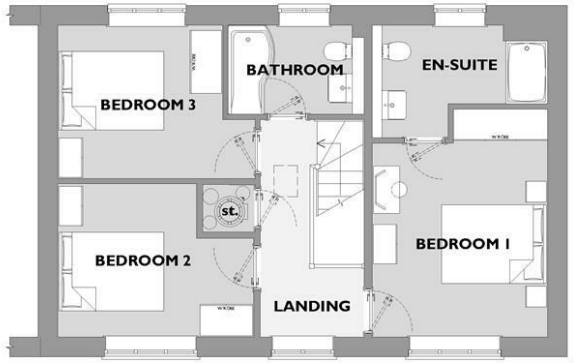
SERVICES

Mains water and electricity are connected to the property. Mains drainage. Air source heat pump with under floor heating on the ground floor. Solar panels.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available. Full Fibre broadband to the premises.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom https://www.ofcom.org.uk)
Council Tax Band: TBC
Agents Note: Each property has an electric car charging point.

NB: The images are particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.



FIRST FLOOR

GROUND FLOOR

PLOT 33

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.35 x 3.70m (11' x 12'2ft max)
(Dimensions excluding wardrobe recess)

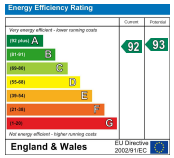
Bedroom 2
3.74 x 2.92m (12'3 x 9'7ft max)
(Dimensions including door recess)

Bedroom 3
3.15 x 2.92m (10'4 x 9'7ft max)
(Dimensions excluding door recess)

GROUND FLOOR

Living Room
3.40 x 5.95m (11'2 x 19'6ft max)

Kitchen / Dining Room
3.35 x 5.95m (11'0 x 19'6ft max)



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