

The Iwerne
Plot 33



Ground Floor

Kitchen/Dining	3.26m x 6.26m	10'8" x 20'6"
Living Room	3.41m x 6.26m	11'2" x 20'6"



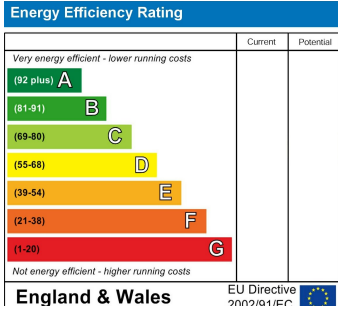
First Floor

Main Bedroom	3.43m x 3.87m	11'3" x 12'8"
Bedroom 2	3.27m x 3.03m	10'8" x 9'11"
Bedroom 3	3.27m x 3.09m	10'8" x 10'1"

Total floor area 114m² 1222ft²

1 Market House
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Fiddleford Ridge Sturminster Newton

Prices From
£465,000

This brand-new detached home offers modern living with high-quality finishes throughout and designed with energy efficiency in mind, the property includes solar PV panels and power for an electric vehicle charging point.

Featuring three generously sized double bedrooms with the main bedroom benefitting from built-in wardrobes and a stylish en-suite shower room. The other two bedrooms are served by the family bathroom.

The spacious and bright sitting room enjoys double doors opening onto the garden, creating a seamless indoor-outdoor flow. The well-appointed kitchen/dining room boasts quality units and integrated appliances, perfect for contemporary living and plenty of space for dining and entertaining. A separate utility room provides additional practical space for laundry and household essentials.

The property is set within a lovely, private and unoverlooked garden, which will be laid to turf and paved patio, providing a delightful outdoor space for relaxation or play, with the option to create your own landscaping designs. The property also benefits from a garage and driveway parking for two cars.

Built by the highly respected Wyatt Homes, this property comes with a 10-year structural guarantee for peace of mind. Ideally located within easy reach of the town while being close to picturesque countryside walks, this home offers the perfect balance of convenience and tranquillity.

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The Property

Inside

Ground Floor

The front door opens into a spacious and welcoming entrance hall with doors leading off to the sitting room, open plan kitchen/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 open plan kitchen/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 worktops and a stainless steel sink plus space for appliances. The utility room 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. Throughout the ground floor the electrical sockets will be finished with

chrome fittings.

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 are three double bedrooms, the main bedroom benefits from built in wardrobes and 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

Power for car charging point provided to the garage plus parking on the drive for two cars.

Garden

There is an outside tap, together with a footpath from the patio to the garden gates. The rear garden will be turfed, with planting to the front of the property, and benefits from being private and not overlooked, providing a pleasant and secluded outdoor space.

Useful Information

Predicted Energy Rating B
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

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 1JG

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