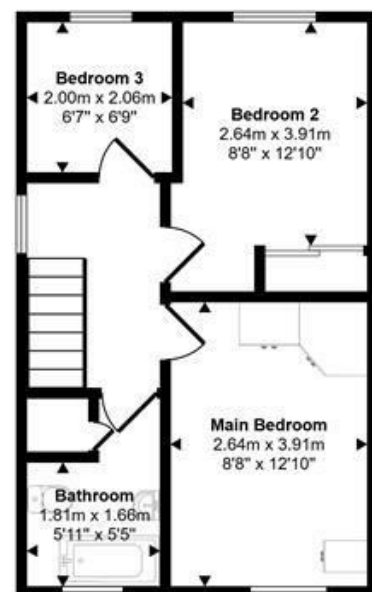




Ground Floor
Approx 42 sq m / 453 sq ft



First Floor
Approx 36 sq m / 385 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Woodmills Close Stalbridge

Guide Price
£275,000

A well presented three bedroom semi-detached home situated in desirable a cul-de-sac setting within the sort after small rural town of Stalbridge. The property offers well balanced and practical accommodation, ideal for a range of buyers including first time purchasers, families or those looking to downsize.

The home has a welcoming feel throughout and has been arranged to provide a comfortable and easy to manage, semi open plan layout. It benefits from good natural light and a sense of space across both floors, making it well suited to modern day living. The property also offers useful storage, including under stairs space, along with a good sized loft which is partially boarded, fitted with shelving and benefits from a fixed pull-down ladder and lighting, adding to its overall practicality.

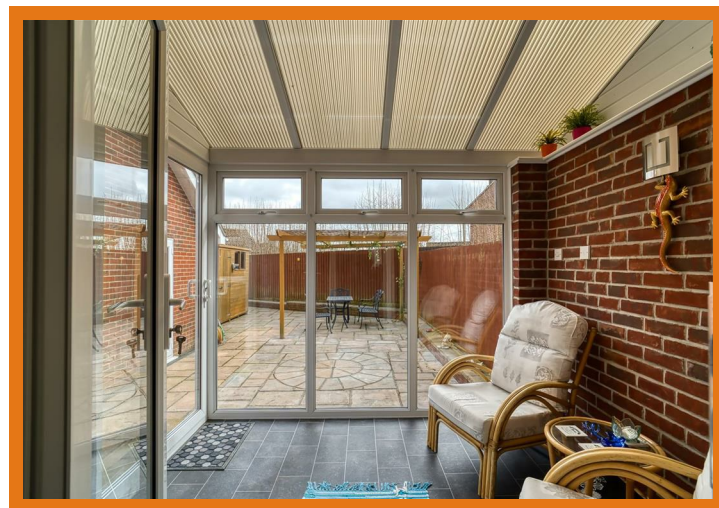
Externally, the property enjoys a low maintenance garden designed for ease of upkeep, together with the advantage of off-road parking and a garage. The garden enjoys a good degree of privacy and features a useful covered seating area, ideal for outdoor use throughout the year, making it a pleasant space to relax or entertain.

The position within the cul-de-sac provides a quieter setting, while still being conveniently located for access to nearby amenities and surrounding countryside.

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Dorset
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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	



The Property

Accommodation

Inside

The accommodation is entered via a front door into a hallway which provides access to the principal ground floor rooms together with the staircase rising to the first floor. A cloakroom with WC is also conveniently located on the ground floor.

The sitting room is a well proportioned reception space offering ample room for seating and everyday living. From here, access is provided to the conservatory, which offers an additional reception area overlooking the garden and provides direct access outside.

The kitchen/dining room is fitted with a range of units and worktop surfaces and incorporates an oven with hob. There is space for an undercounter fridge and ample room for a dining table, making it well suited to both everyday meals and entertaining.

On the first floor, the landing leads to

three bedrooms. The main bedrooms benefit from built-in storage, while the remaining room offers flexibility for family accommodation, guests or home working. The accommodation is completed by the family bathroom, fitted with a bath, wash hand basin and WC.

Outside

To the front of the property there is a driveway providing off-road parking for a minimum of two cars and access to the garage.

The rear garden is designed for ease of maintenance and is predominantly laid to patio, creating an ideal space for outdoor seating and dining. The garden is enclosed and enjoys a good degree of privacy, with the added benefit of a covered pergola area, providing sheltered outdoor space. There is also a garden shed and a useful door leading directly into the garage.

Useful Information

Energy Efficiency Rating C
 Council Tax Band C
 Heating
 Drainage
 Freehold
 Vendors Suited

Location and Directions

Stalbridge is Dorset's smallest town and offers a range of everyday amenities including an independent supermarket, post office, café, public house and primary school. The town has a strong community feel and is surrounded by attractive countryside, ideal for walking and outdoor pursuits.

Further facilities can be found in the nearby towns of Sturminster Newton and Sherborne, both offering a wider selection of shops, schooling and leisure facilities, together with mainline rail links. Additional rail connections are available from Templecombe, providing convenient access to London Waterloo.

Postcode DT10 2ST

What3words ///harsh.birthing.overlook

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