



**HEARNES**  
WHERE SERVICE COUNTS

**Sturminster Marshall  
Dorset, BH21 4AP**

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## FREEHOLD PRICE: £325,000

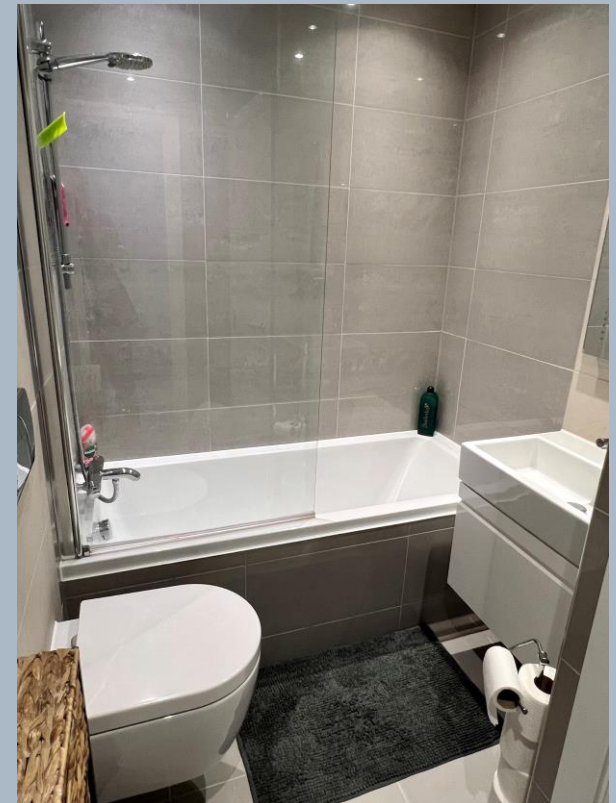
An immaculately presented three bedroom end of terrace bungalow with an attractive large south westerly facing garden with separate studio including an en suite shower room.

- Delightful Mews style setting with pedestrian access to the side of the village Spar store
- Refurbished in 2018 providing deceptively spacious accommodation
- Enclosed entrance porch leading to hallway
- Spacious sitting/kitchen/breakfast room with superb contemporary style kitchen with range of base and eye level units and integrated appliances, space for table and chairs, rear aspect window and door to garden
- Three bedrooms
- Modern stylish bathroom with three piece suite and fully tiled walls
- Versatile studio incorporating an en suite shower room
- Double glazing and electric heating
- Outside: An attractive enclosed large rear south facing garden with paved patio area and good size lawn with flower beds on either side. There is a gravelled seating area to the rear with apple tree and timber garden shed. Side gate provides a right of access

The property is situated in Sturminster Marshall which is a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course. The village is approximately 5 miles from both Wimborne and Blandford and 7 miles from Poole.

COUNCIL TAX BAND: B      EPC RATING: E

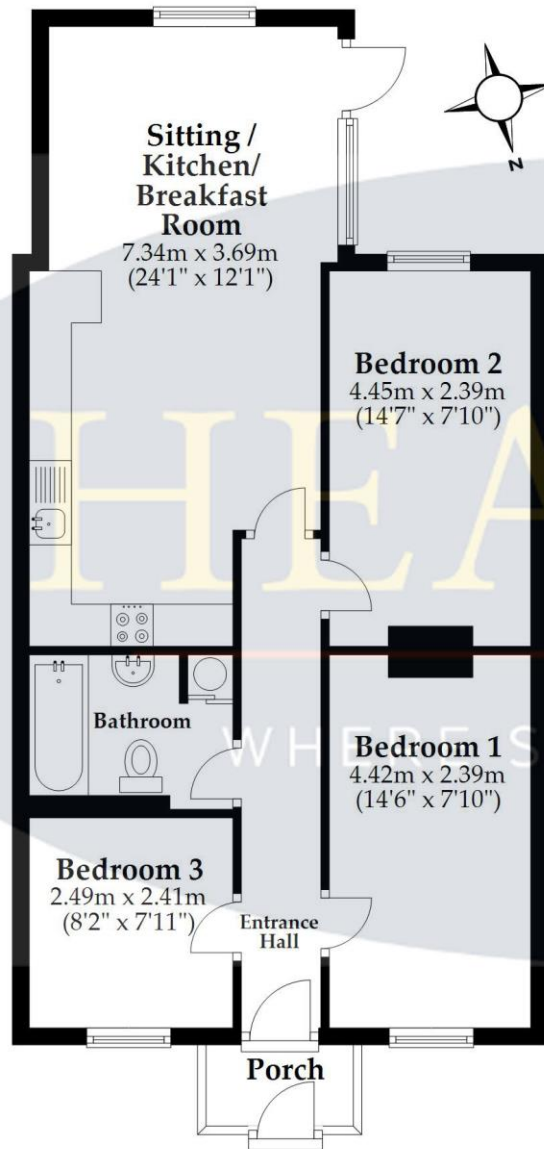
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 66.1 sq. metres (711.0 sq. feet)



## Outbuilding

Approx. 13.6 sq. metres (145.9 sq. feet)



Total area: approx. 79.6 sq. metres (857.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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