



**Sturminster Marshall**  
**Dorset, BH21 4BU**

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## FREEHOLD PRICE £475,000

A three double bedroom detached family home with ample off road parking and garage situated in a sought after village location. NO FORWARD CHAIN.

- Welcoming entrance hallway with cupboard housing gas boiler
- Cloakroom with WC, wash hand basin and tiled walling and flooring
- Sitting room with stone fireplace and inset gas fire. Dual aspect with bay window and door through to dining room
- Good size dining room with dual aspect and door to garden
- Kitchen/breakfast room with range of base and eye level complementary tiled worktops and inset gas hob and electric oven and grill. Space for appliance and table and chair, matching dresser, rear aspect window and side door to utility room
- Utility room with space for fridge freezer and door to garden
- Three double bedrooms with bedroom one and bedroom two with built in wardrobes
- Family bathroom with corner enclosed bath with shower over, wash hand basin and WC, ladder style heated towel rail, fully tiled walls and flooring
- Outside: a tarmac driveway provides off road parking for ample cars leading to detached garage. The front garden has an abundance of flowers and shrub borders and shingle pathways. The rear garden is small with patio area and summerhouse with further shrubs and flower borders to the rear being enclosed by low hedging.

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.

EPC RATING: D

COUNCIL TAX BAND: E

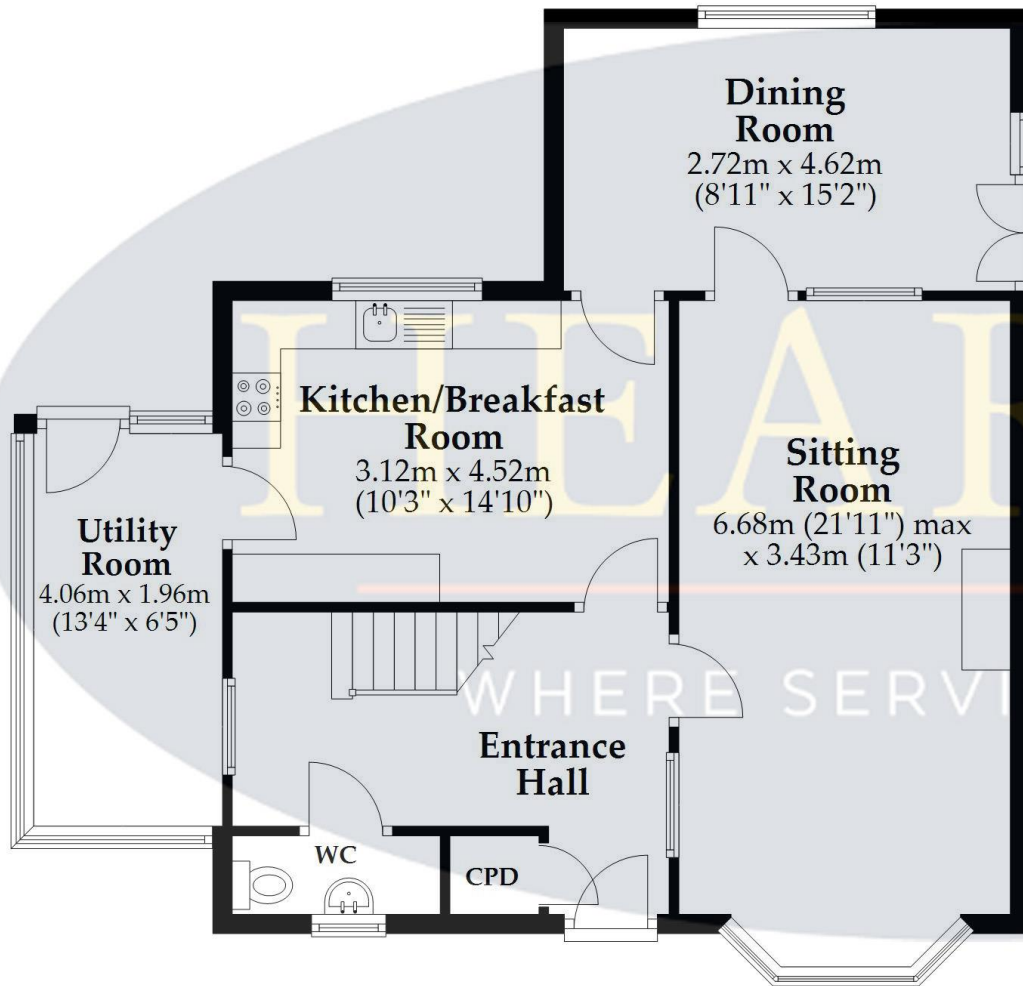
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



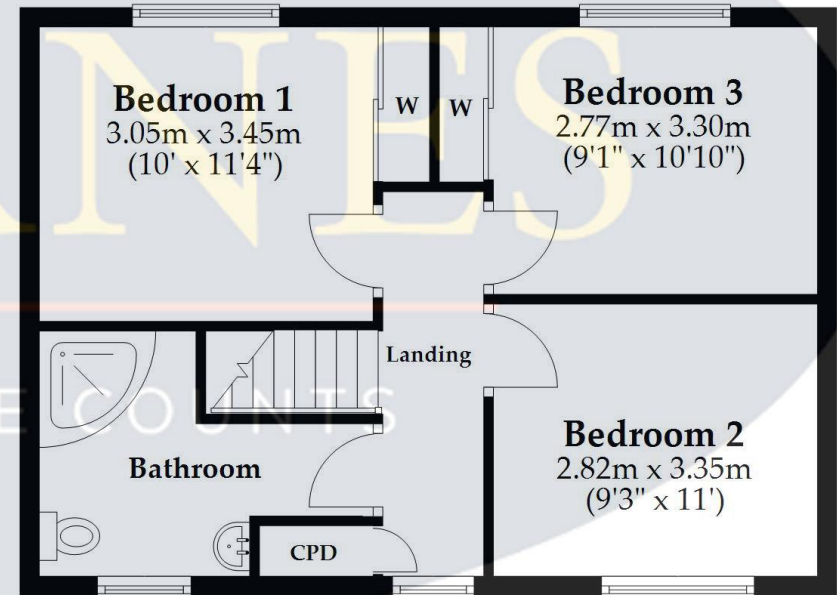


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor



## First Floor



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





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