



**Sturminster Marshall  
Dorset, BH21 4BQ**



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## FREEHOLD PRICE £400,000

A brand new traditional style three bedroom detached family home built to a high specification with stylish kitchen, main bedroom with luxury en suite shower room, family bathroom and parking spaces.

- Spacious entrance hallway with under stairs storage cupboard and contemporary cloakroom with enclosed WC and floating vanity unit with wash hand basin
- Good size sitting with patio doors leading to garden
- Large kitchen/breakfast room with range of soft close base and eye level units and pan drawers with stone worktops, inset hob with extractor fan over, adjacent oven and grill, built in fridge/freezer with integrated dishwasher, space for table and chairs and front aspect window
- Three bedrooms. Main bedroom with luxury fitted en suite shower room with shower cubicle, floating vanity unit with wash hand basin, enclosed WC and ladder style heated towel rail
- Part tiled quality fitted bathroom with bath, shower screen and shower over, floating vanity unit with wash hand basin and WC, ladder style heated towel rail and shaver point
- Feature tiled flooring in hallway, cloakroom and kitchen/breakfast room
- Under floor heating and programmable thermostatic controls
- Quiet popular village location with amenities within walking distance
- Allocated parking

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: E      EPC RATING: B

AGENTS NOTES: 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. 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.



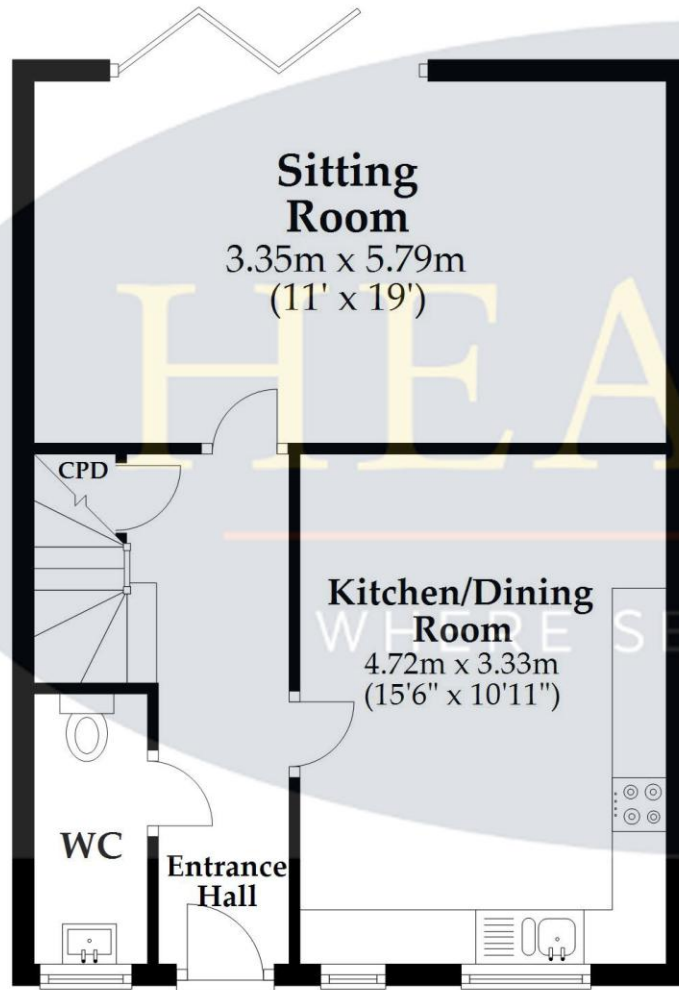




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

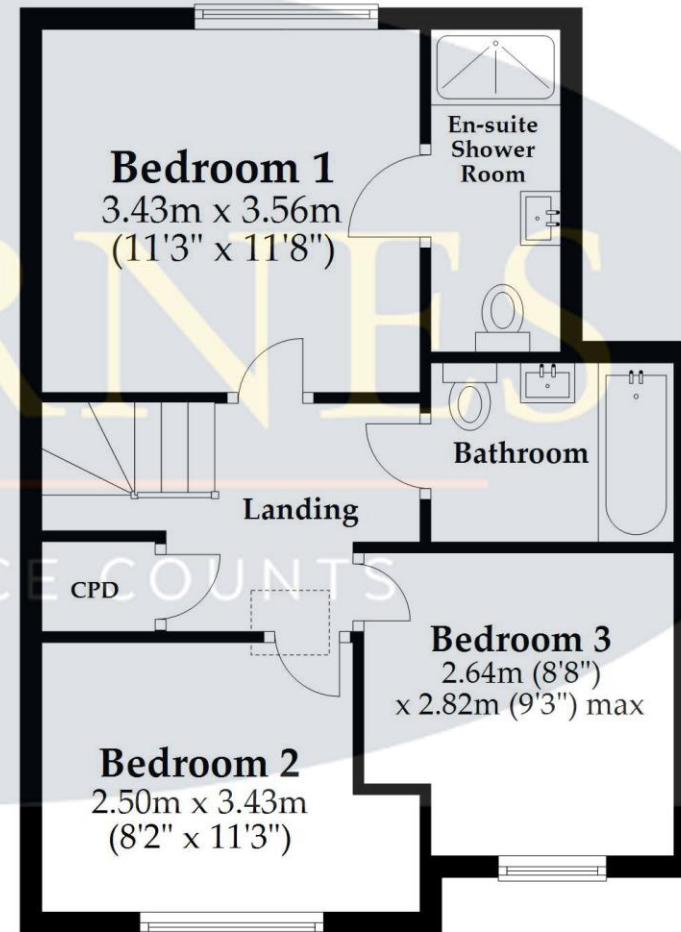
## Ground Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 91.1 sq. metres (981.0 sq. feet)

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









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