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**Sturminster Marshall, Dorset, BH21 4BQ**



# Sturminster Marshall, BH21 4BQ

## FREEHOLD PRICE GUIDE: £500,000

A brand new traditional style four bedroom, two bathroom detached family home built to a high specification with generous size sitting room, large kitchen/diner, cloakroom, ample parking and a landscaped private rear garden.

- Good size entrance hall with tiled floor and under stairs storage cupboard
- Separate cloakroom with wash hand basin set in a vanity unit and WC
- Generous size kitchen/diner with double glazed French doors opening onto the patio and tiled floor. The kitchen is finished in a range of charcoal units and complementary quartz worktops, a double oven, ceramic hob, integrated fridge freezer and dishwasher, space for washing machine
- Good size family sitting room
- Large landing with storage cupboard
- Four bedrooms, three double and a good size single
- Main bedroom with en suite shower room with tiled floor, large feature mirror, double shower cubicle, wall mounted wash hand basin, heated towel rail and spotlights
- Family bathroom with shower over the bath, heated towel rail, wash hand basin set in a vanity unit, WC and tiled floor
- Landscaped rear garden with lawn and sandstone patio
- OTHER INCENTIVES AVAILABLE

The property is located at the end of a private cul-de-sac of five new properties situated in the centre of a popular village, close to the village green and hall. There are local amenities within walking distance including two shops, post office, two pubs and a 9 hole golf course.

COUNCIL TAX BAND: TBC EPC RATING: TBC

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.



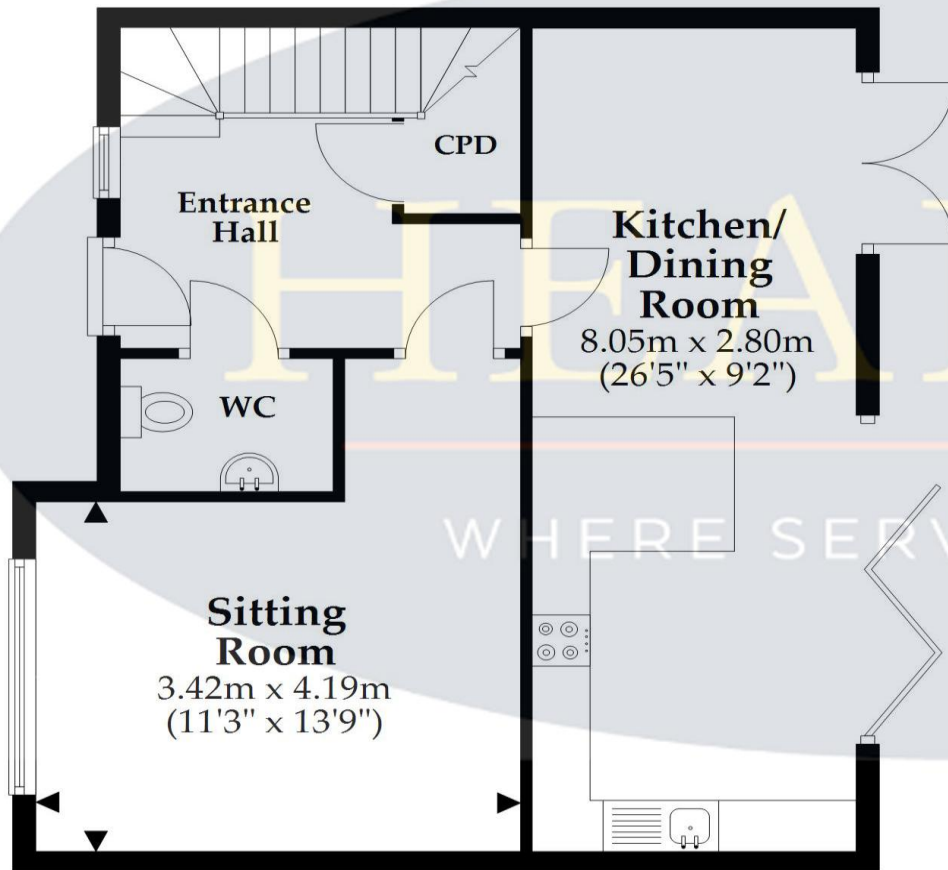




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

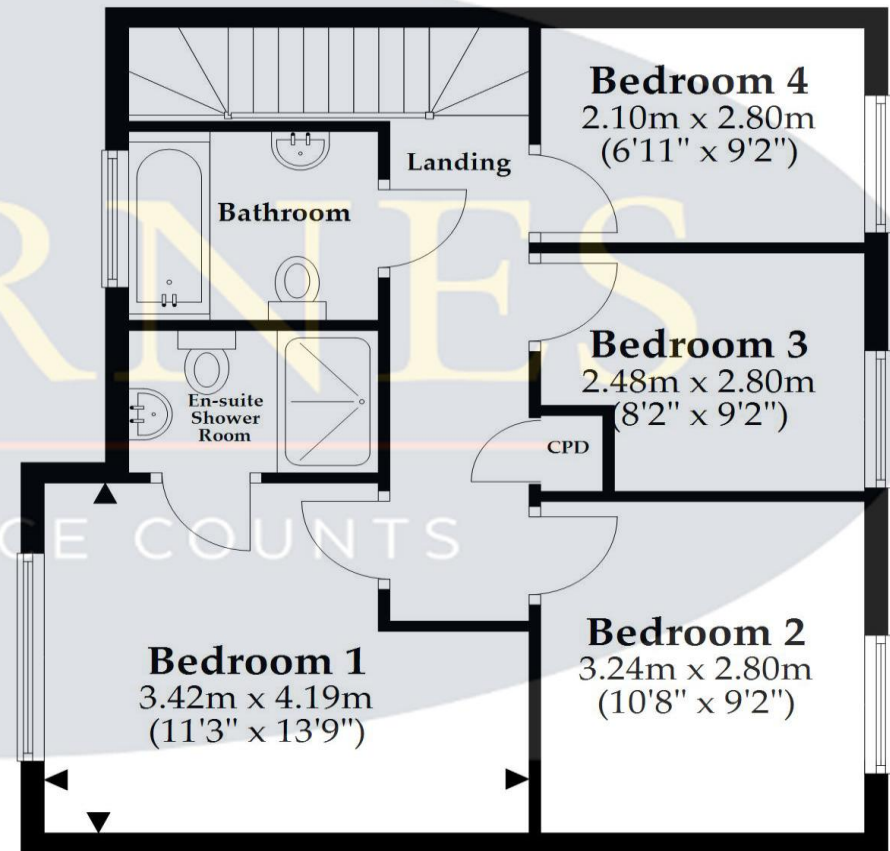
## Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



## First Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 106.4 sq. metres (1144.9 sq. feet)

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











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