

HEARNES

WHERE SERVICE COUNTS

FOR SALE
HEARNES
01202 842922

Sturminster Marshall
Dorset, BH21 4DQ

Sturminster Marshall, Dorset, BH21 4DQ

FREEHOLD PRICE: £635,000

This exceptional detached family home has been upgraded throughout to a very high standard, offering both style and comfort, boasting four double bedrooms, two reception rooms and two modern bathrooms. The home also features a stunning fitted kitchen, a separate utility room and superb sun conservatory ideal for relaxing or entertaining. Situated in a quiet cul-de-sac location, the property benefits from off-road parking leading to a double garage, all set within beautiful, landscaped gardens.

- Approximately 1,950 sq ft excluding double garage
- Spacious entrance hallway with modern contemporary cloakroom
- Good size sitting room with feature stone fireplace with inset gas log effect fire with remote, French door to garden and double door to dining room
- Large dining room enjoying a front aspect bay window
- Stunning kitchen with range of base and eye level units and pan drawer with complementary quartz worktops, inset induction hob with extractor fan over, adjacent oven and microwave grill and warming drawer, integrated dishwasher and fridge freezer, hot tap and rear aspect window
- Separate utility room with matching quartz worktop and sink, base and eye level units and space for washing machine and tumble dryer with side door to garden
- Superb sun conservatory with pitched roof and French doors to patio and garden
- Feature flooring in kitchen/utility room and sun conservatory
- Four double bedrooms
- Main bedroom with luxury fitted en suite shower
- Further three bedrooms: two with range of built in wardrobes
- Stylish luxury fitted family bathroom with separate shower cubicle
- Double glazed and gas heating, fitted alarm system and white fitted shutters throughout
- Outside: a shared driveway leads to brick-paved driveway giving off-road parking leading to a double garage with two single electric roller doors. The garden is landscaped for low maintenance with mature flower, tree and shrub borders, patio and grass area with summerhouse and garden shed

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: F EPC RATING: C

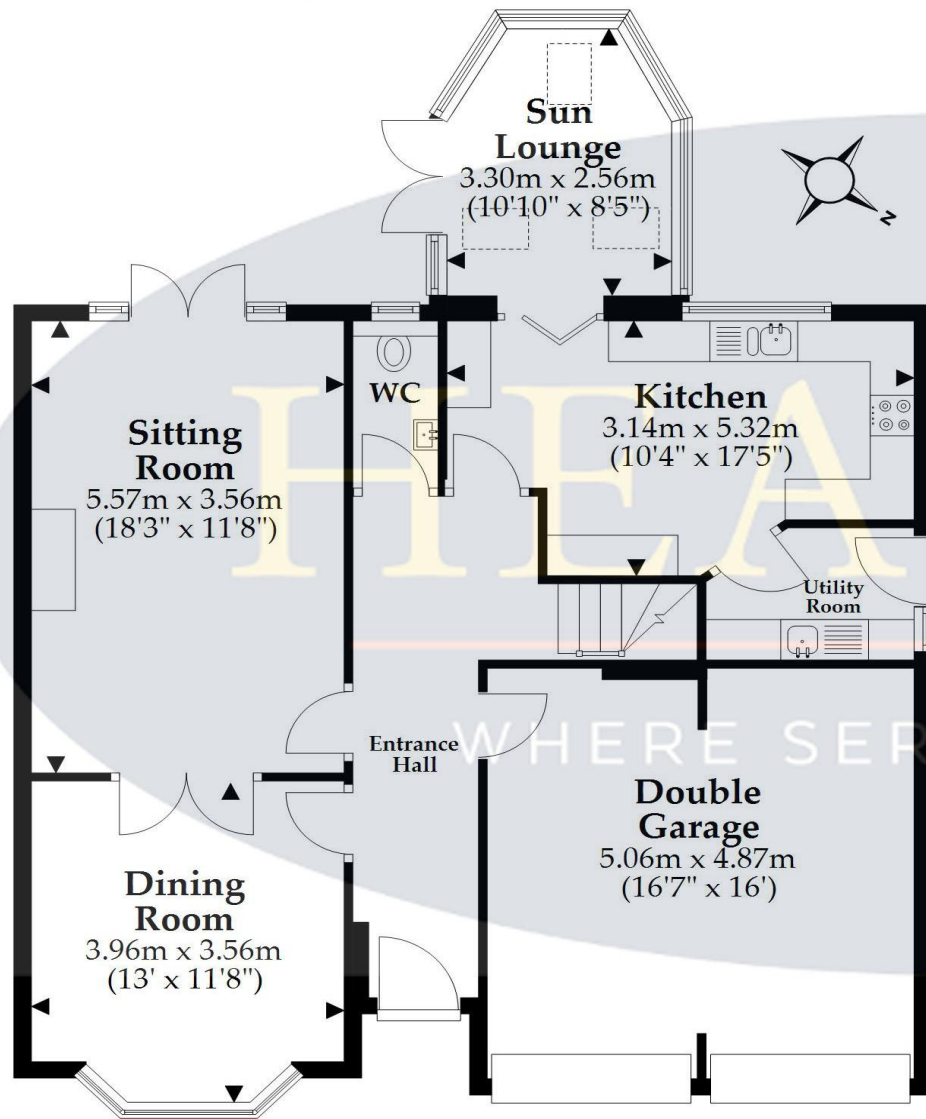
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





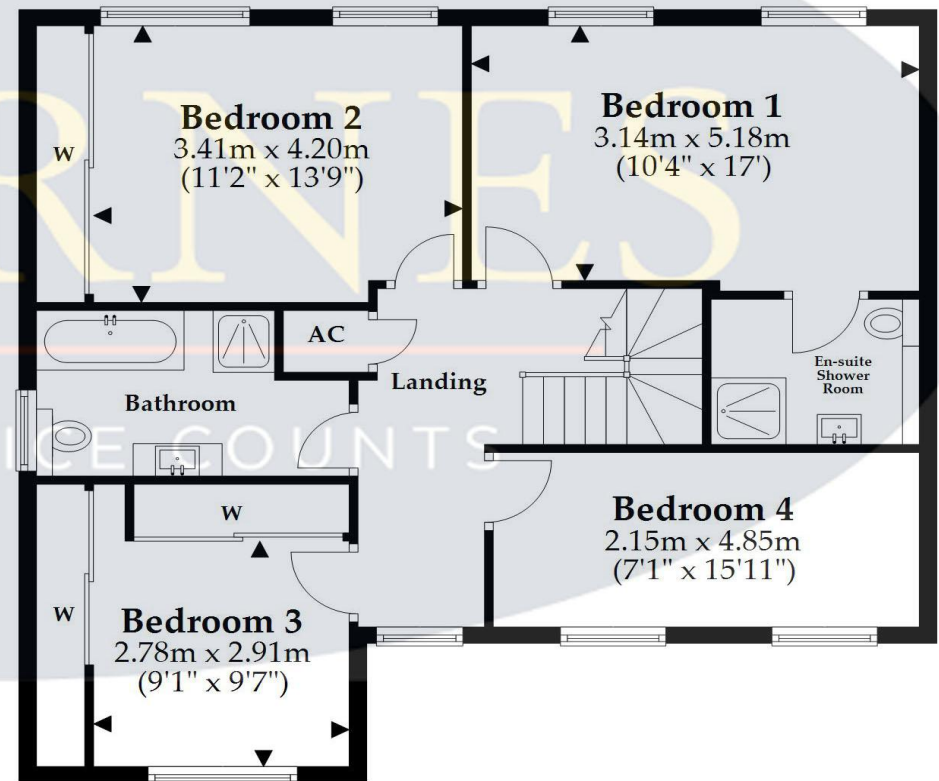
Ground Floor

Approx. 100.4 sq. metres (1080.3 sq. feet)



First Floor

Approx. 80.8 sq. metres (870.2 sq. feet)



Total area: approx. 181.2 sq. metres (1950.5 sq. feet)

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

Evening sun garden



Southwest facing garden



Private cul de sac



HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD