



**Sturminster Marshall
Dorset, BH21 4DH**

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FREEHOLD PRICE £380,000

A spacious link detached family home offering three bedrooms, sitting room and separate dining room with large sun conservatory, off-road parking and garage in a quiet cul-de-sac location. NO FORWARD CHAIN.

- Entrance hallway with downstairs cloakroom
- Good size sitting room with understairs storage cupboard and double doors to dining room
- Separate dining room with French door to conservatory
- Large sun conservatory with French doors to garden
- Kitchen with range of base and eye level units with complementary worktops, inset gas hob with extractor, electric oven and grill, breakfast bar, utility area with additional sink, matching units and side door to garden
- Three bedrooms: main bedroom with built in wardrobes
- Shower room with shower cubicle, wash hand basin with cupboard below, WC and fully tiled walls
- Double glazing and gas heating
- Brick pavia driveway giving off-road parking leading to garage, small front lawn with flower and shrub border and hedging with side gate to rear garden laid to lawn with small patio, flower, shrub and tree borders surround by panel fencing and 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: C

COUNCIL TAX BAND: D

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.



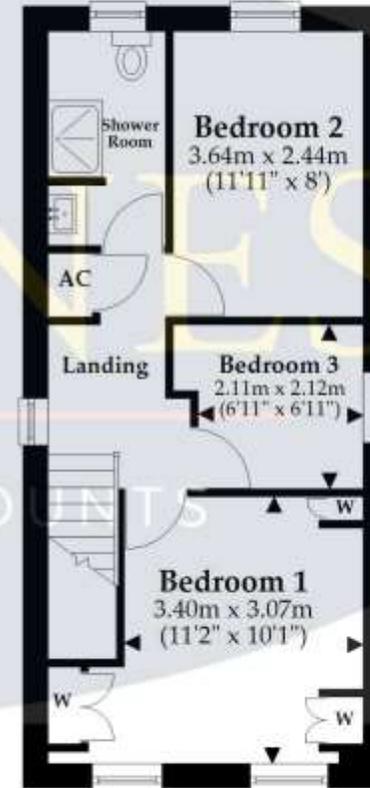
Ground Floor

Approx. 78.2 sq. metres (842.2 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 116.1 sq. metres (1249.4 sq. feet)

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



