



HEARNES

WHERE SERVICE COUNTS

Sturminster Marshall, Wimborne, Dorset, BH21 4BZ

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FREEHOLD GUIDE PRICE £485,000

An attractive and deceptively spacious four double bedroom, three reception room, three bathroom detached family home with kitchen/breakfast room, separate utility room and ample off road parking in a popular village location. No forward chain.

- Enclosed entrance porch
- Entrance hallway with modern cloakroom and door to integral garage
- Sitting room with stone open fireplace and French doors into garden
- Good size separate dining room
- Study / playroom
- Kitchen / breakfast room with inset gas hob and electric oven, space for appliances and table and chairs
- Separate utility room with space for appliances and airing cupboard. Side door to garden
- Spacious first floor landing
- Four double bedrooms
- Master bedroom with en-suite bathroom room
- Family bathroom with separate shower cubicle
- Guest bedroom with en-suite shower room
- View from bedroom one and two over farmland
- UPVC double glazed and gas heating
- Shingle driveway giving off road parking for a number of vehicles, leading to garage
- Rear garden with patio, flat lawn area with flower, tree and shrub borders enclosed by panel fencing 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.

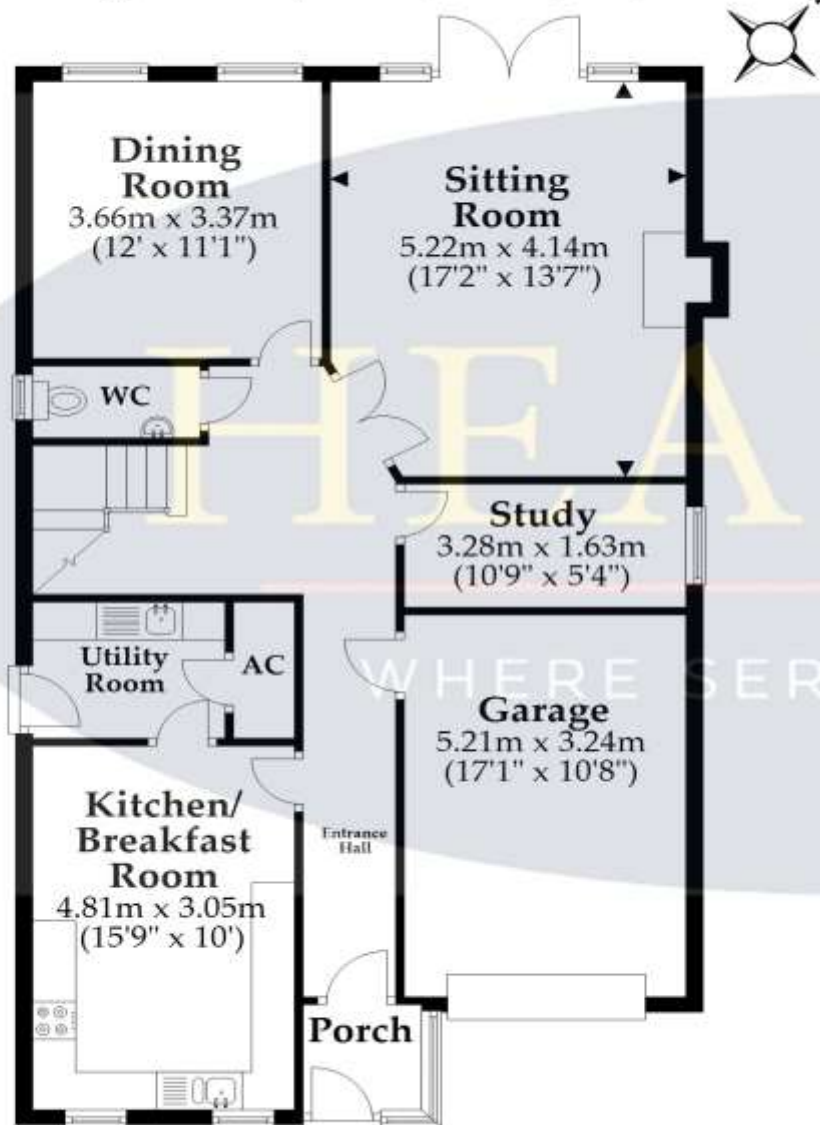
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor

Approx. 99.1 sq. metres (1066.6 sq. feet)



First Floor

Approx. 97.3 sq. metres (1047.1 sq. feet)



Total area: approx. 196.4 sq. metres (2113.7 sq. feet)

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



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