



HEARNES

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**Sturminster Marshall
Dorset, BH21 4DQ**

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FREEHOLD PRICE: OFFERS IN EXCESS OF £400,000

A well presented three bedroom linked detached family home with sitting room/through dining room and kitchen with separate utility room, off road parking and garage.

- Entrance hallway with shoe cupboard and downstairs cloakroom with wash hand basin and WC
- Spacious sitting room with fireplace and inset coal effect fire, front aspect window
- Archway through to separate dining room with patio door to garden
- Large kitchen with range of base and eye level units with drawers, complementary worktops with inset hob and adjoining oven and grill, built in fridge, further storage cupboard and rear aspect window
- Separate utility room with worktops and sink, space and plumbing for washing machine, door to garage
- Internal garage with electric up and over door
- Three good size bedrooms
- Modern shower room with double shower cubicle, wash hand basin and cupboards below, WC and fully tiled walls
- Double glazing and gas heating
- Outside: Brick paviour driveway giving off road parking leading to garage. Small front lawn with hedging. Rear garden with brick paviour patio leading onto lawn area with shrub and tree borders, enclosed by panel fencing

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: D EPC RATING: D

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.

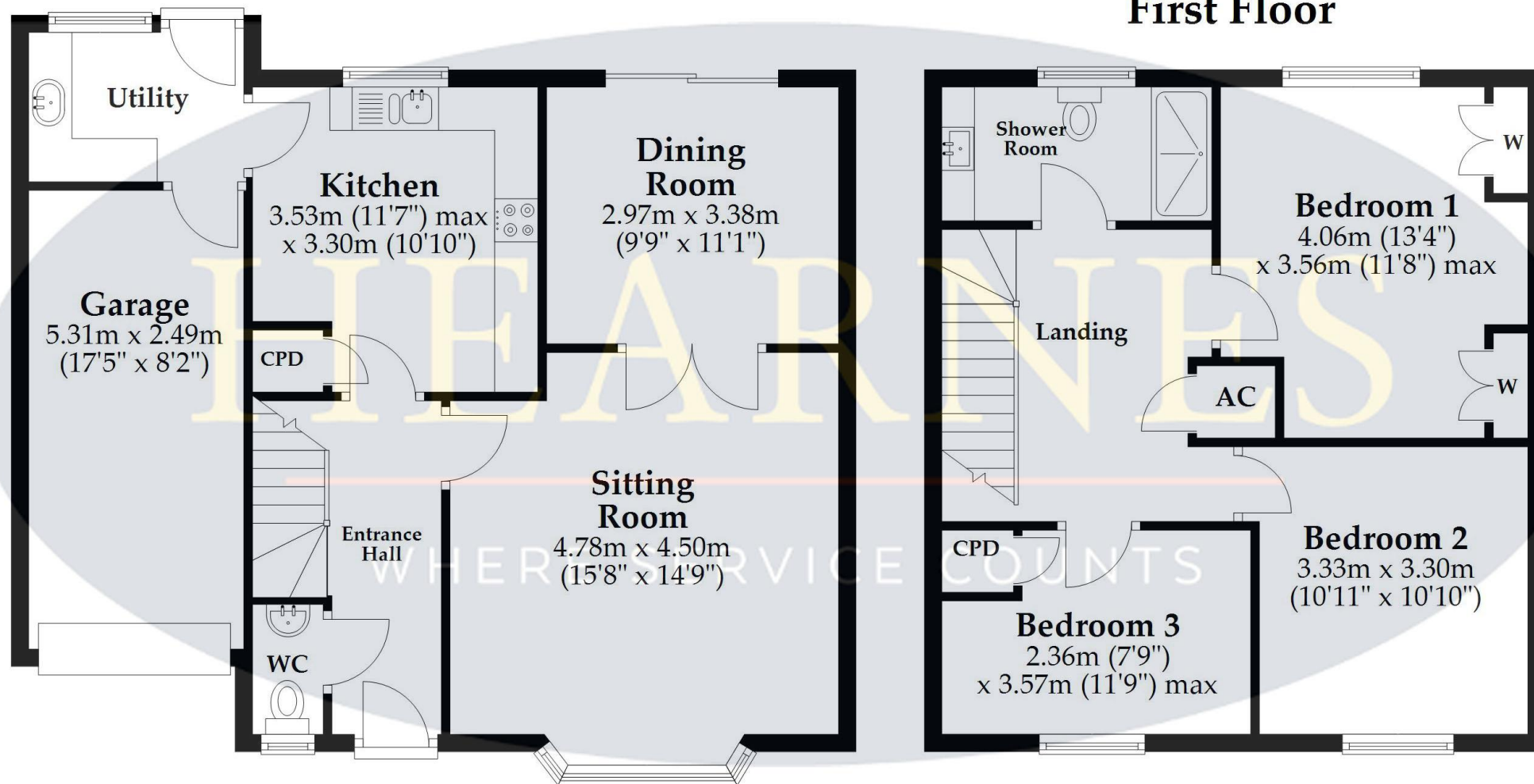




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

First Floor



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





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