



**Sturminster Marshall
Dorset, BH21 4DE**

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FREEHOLD PRICE: £365,000

A well-presented deceptively spacious three bedroom semi-detached home with recently refurbished kitchen, bathroom, cloakroom, garage, low maintenance garden with artificial turf set in a quiet cul-de-sac within easy reach of local amenities in a popular village location.

- Entrance hall with under stairs storage area and cloakroom
- Cloakroom with WC, wall mounted wash hand basin and window to side elevation
- Generous size sitting room/diner with wood burning stove, large picture window with front aspect and double glazed French doors to patio and garden
- Recently refurbished kitchen finished in a range of high gloss white units and complementary worktops, a range of Neff appliances (oven, ceramic hob, integrated dishwasher and fridge) pan drawers and door to side elevation
- Three bedrooms, a generous size main bedroom with two x three door fitted wardrobes and shutters and space for wardrobes in bedroom two
- Recently refurbished family bathroom with 'p' shaped bath and shower over, wash hand basin, WC, heated towel rail, back lit mirror, with tiled walls and flooring and inset ceiling spotlights
- Outside: The garden is mainly laid to artificial lawn with generous size patio area ideal for al fresco dining, side access
- Garage with up and over door and private door with access to rear garden. Off road parking for two cars

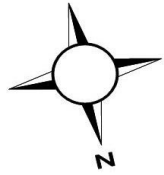
The property is situated in Sturminster Marshall which is a popular village to the west of Wimborne and benefits from a variety of amenities which include a village shop/post office, pharmacy, public houses, church, well regarded First school and a nine hole golf course. The village is approximately 5 miles from both Wimborne and Blandford and 7 miles from Poole.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.

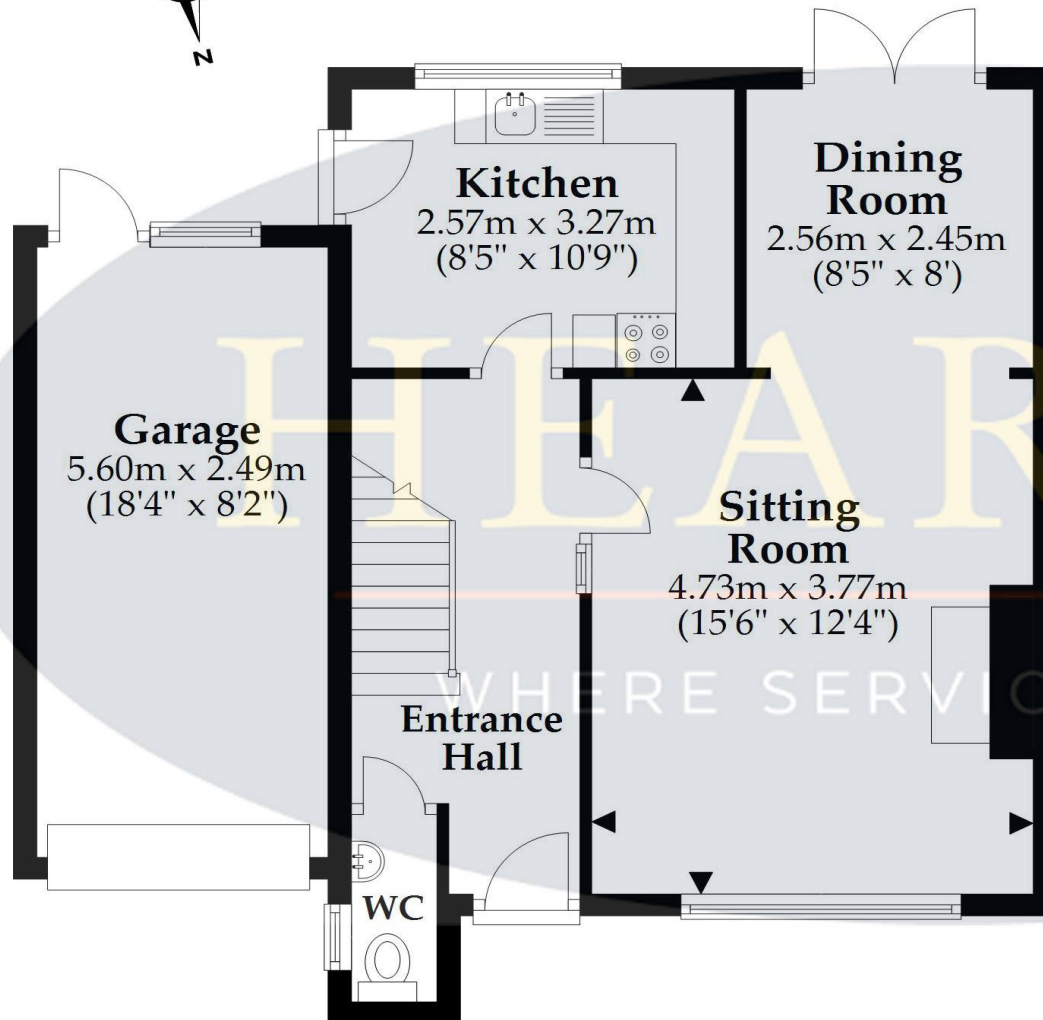






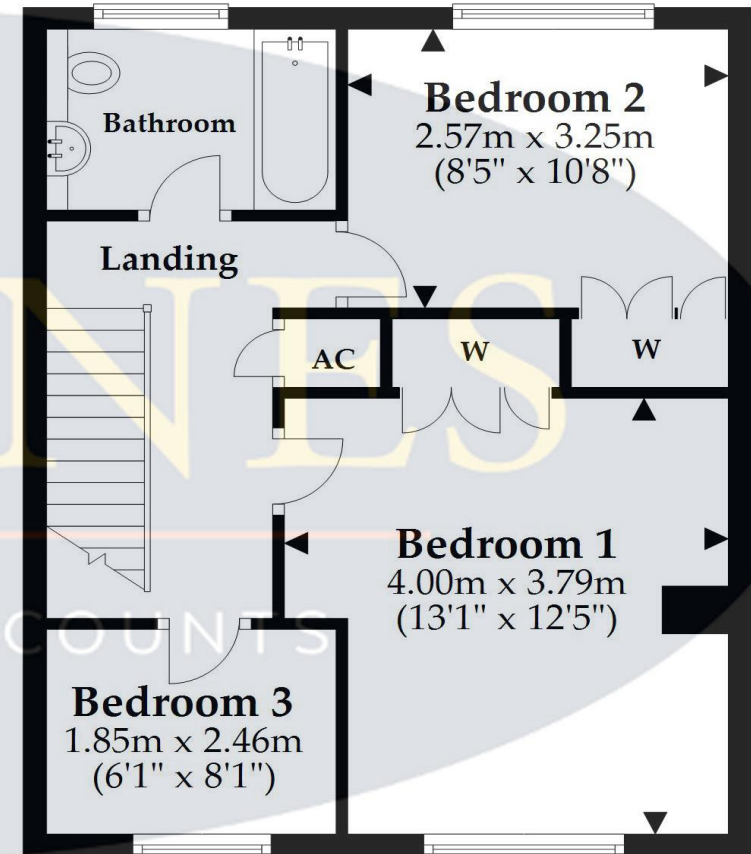
Ground Floor

Approx. 58.3 sq. metres (627.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 101.3 sq. metres (1090.3 sq. feet)

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







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