



Sturminster Marshall, Dorset, BH21 4BQ

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FREEHOLD PRICE: £450,000

A brand new traditional style three bedroom detached family home built to a high specification with stylish kitchen and bathroom and parking spaces.

- Spacious entrance hallway with under stairs storage cupboard and contemporary cloakroom with enclosed WC and floating vanity unit with wash hand basin
- Large sitting/dining room with rear aspect window and patio door to garden
- Stylish kitchen with range of soft close base and eye level units and pan drawers with stone worktops, inset hob with extractor fan over, adjacent oven and grill, built in fridge/freezer with integrated dishwasher, front aspect window
- Three good size bedrooms
- Part tiled quality fitted bathroom with bath, shower screen and shower over, floating vanity unit with wash hand basin and WC, ladder style heated towel rail and shaver point
- Feature tiled flooring in hallway, cloakroom and kitchen
- Under floor heating and programmable thermostatic controls
- Quiet popular village location with amenities within walking distance
- Allocated parking

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: TBC EPC RATING: TBC

AGENTS NOTE: 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.

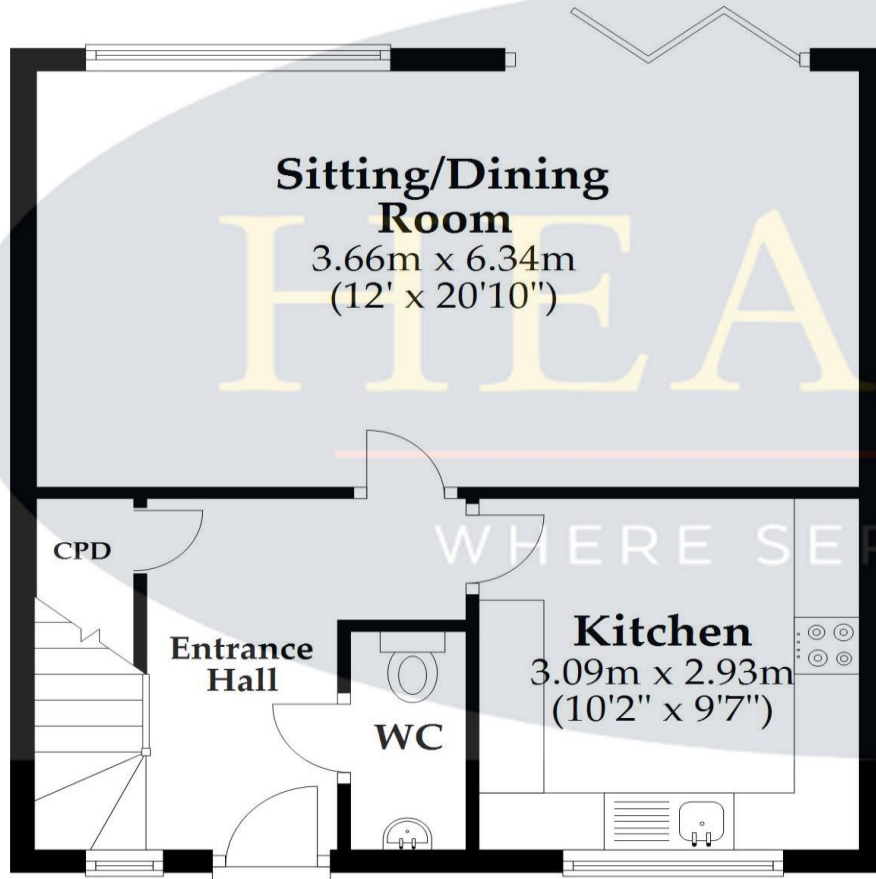




Note: Measurements were taken from architect's plans and may not exactly represent the finished room sizes.

Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

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





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