



**Sturminster Marshall,
Wimborne, Dorset, BH21 4AR**

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FREEHOLD GUIDE PRICE £330,000

This is an excellent opportunity to purchase a well presented extended semi-detached house pleasantly situated in a quiet unmade road on the edge of a thriving village community.

Sturminster Marshall is a popular village situated approximately 5 miles from both Wimborne and Blandford. The village has a variety of amenities which include shop/post office, First School, Parish Church, Chemist, two village halls and three pubs.

This older style property offers versatile accommodation with a large kitchen/family room, with an attractive range of pine fronted base and wall units plus an island unit, eight burner Belling range cooker and a wood burning stove. There is plumbing for a dish washer. Patio doors give access to a large conservatory which has a tiled floor with under floor heating.

On the first floor is a master bedroom with views to front and rear and an en suite shower room. This bedroom would easily divide to form two rooms. There are two further bedrooms and a family bathroom which has a shaped bath with shower over.

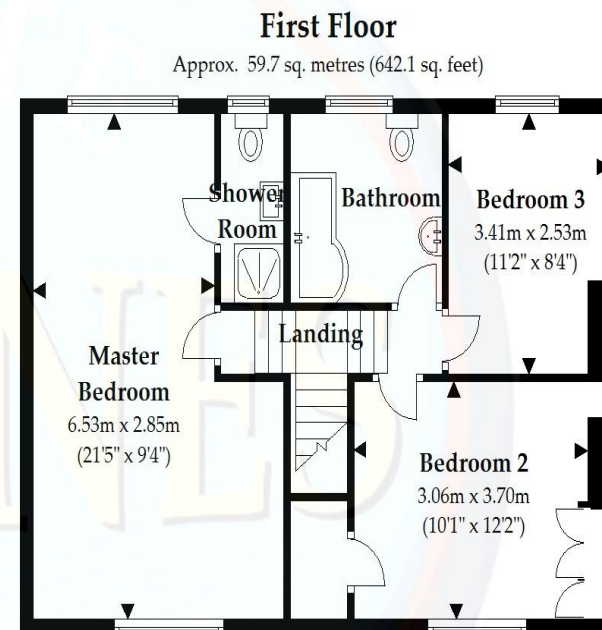
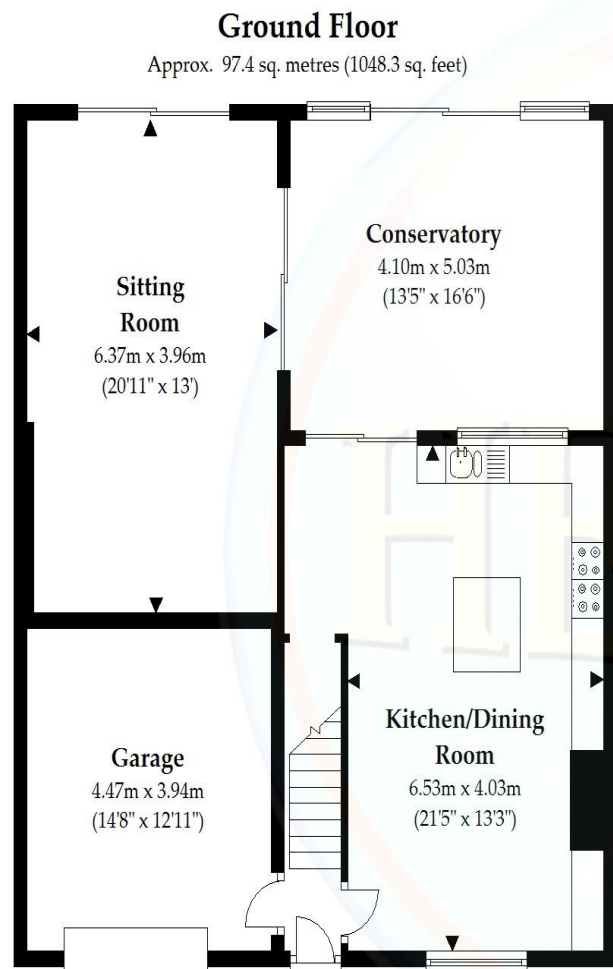
There is parking to the front of the property and access to an integral garage. The rear garden is a particular feature with decked area and lawn beyond, garden shed and kitchen garden area.

The property has the benefit of all main services and gas fired central heating.

COUNCIL TAX BAND: C EPC RATING: C

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.





LJT SURVEYING Total area: approx. 157.0 sq. metres (1690.5 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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