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**Sturminster Marshall
Dorset, BH21 4DL**

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FREEHOLD PRICE: OFFERS IN EXCESS OF £485,000

A deceptively spacious and well presented four bedroom detached family home with ample off road parking and garage situated in a quiet cul de sac location in a thriving popular village.

- Gabled entrance porch
- Entrance hallway with light oak flooring which is extended through to all principle rooms, door off to cloakroom
- Spacious living room with brick open fireplace and bifold doors leading into rear garden
- Generous size kitchen/breakfast room with range of base and eye level units, integrated dishwasher and inset range cooker. Utility area with space for appliances and sink
- Study/family room with front aspect
- Master bedroom with range of fitted wardrobes and en suite shower room
- Three further good size bedrooms
- Family bathroom with three piece suite which is fully tiled
- Double glazing and gas heating
- Outside: Ample off road parking for a number of cars with timber gate leading to garage. The front garden has been gravelled for easy maintenance and additional parking
- The rear garden has a paved patio and centre lawn with further raised decking area. The garden adjoins open countryside to the rear

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.

EPC RATING: D

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.

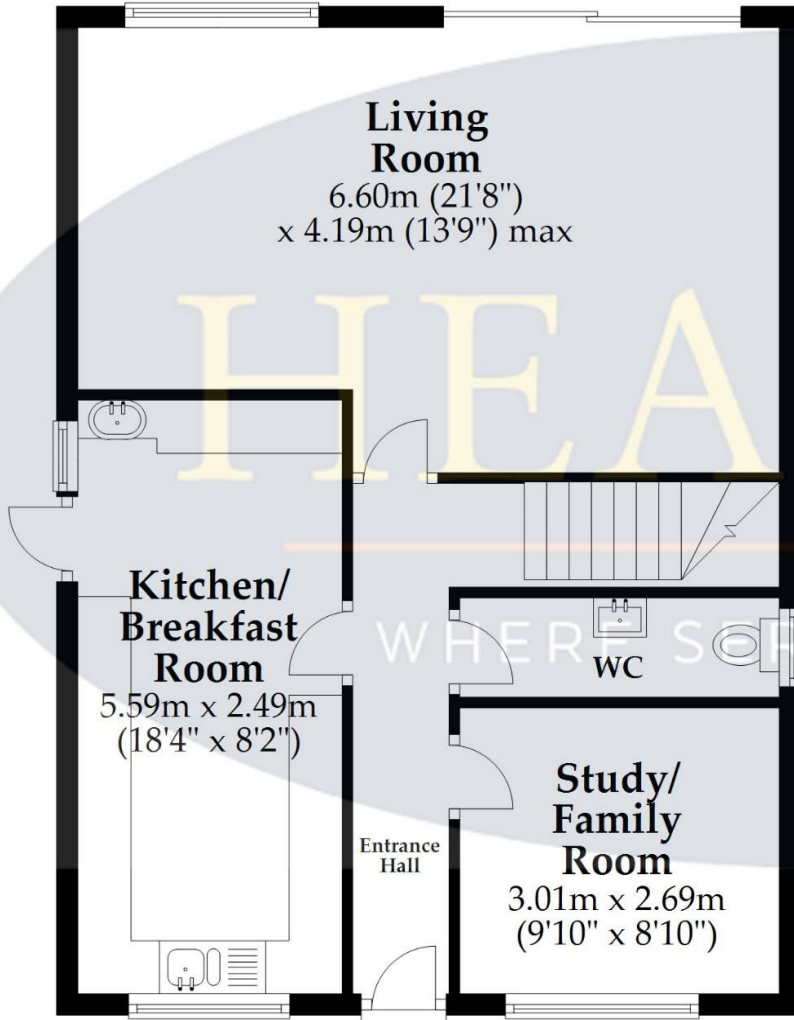




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

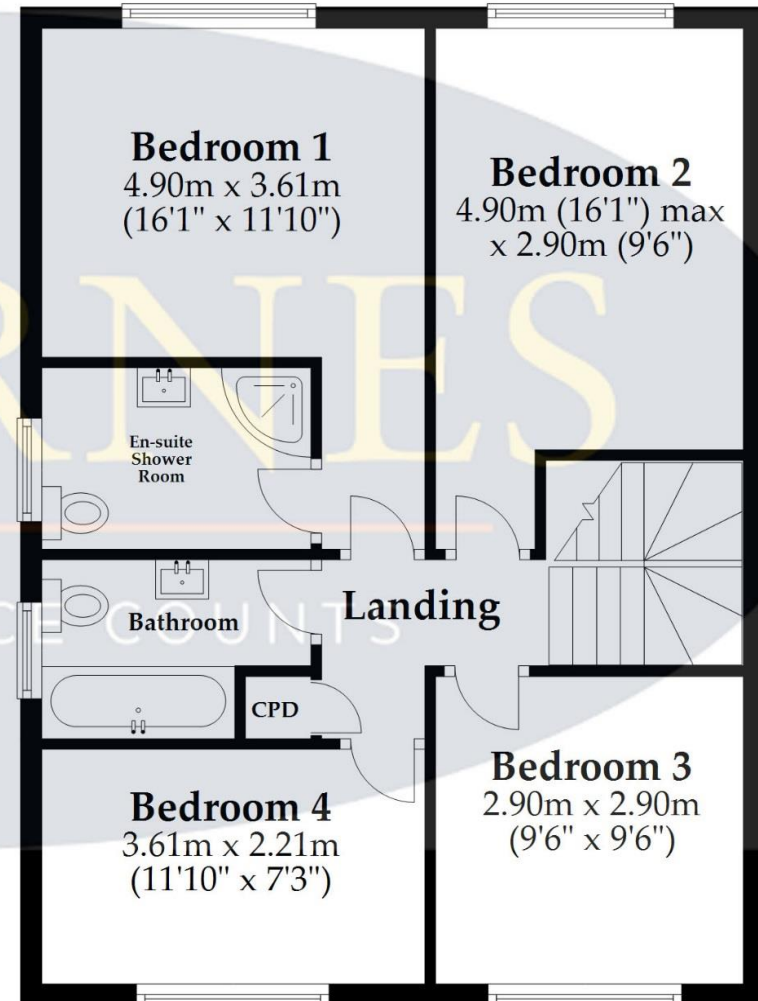
Ground Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.2 sq. feet)



Total area: approx. 119.5 sq. metres (1285.8 sq. feet)

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







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www.hearnes.com

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