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**Sturminster Marshall
Dorset, BH21 4DH**

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FREEHOLD PRICE: Offers over £550,000

An immaculately presented and spacious four bedroom, three reception room, two bathroom detached family home with ample off road parking and double garage in a quiet cul de sac location in a thriving popular village. NO FORWARD CHAIN.

- Spacious entrance hallway with storage cupboards and door off to cloakroom with wash hand basin and WC
- Large sitting room with painted brick fireplace and inset gas coal effect fire, double door to dining room and patio door to garden
- Good size dining room with rear aspect window
- Superb kitchen/breakfast room with range of soft close base and eye level units with complementary worktops, inset gas hob with adjacent electric oven and grill, integrated dishwasher and inset wine rack, space for American style fridge freezer and table and chairs, front aspect window
- Separate utility room with matching base and eye level units with worktop and sink, space and plumbing for washing machine and tumble dryer, door to side aspect and garden
- Generous size study/snug enjoying a front aspect
- Main bedroom with freestanding wardrobes and modern en suite bathroom with bath, separate shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Three further bedrooms, two with free standing wardrobes
- Modern family shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Double glazing and gas heating
- Outside: Small front lawn area with flower and shrub borders, a brick paviour driveway giving off road parking leading down one side of the property with double wooden gates to double garage with up and over door. The rear garden has brick paviour patio leading to good size lawn, again with flower and shrub borders leading to a raised wooded area with established trees enclosed by panel fencing and high hedging

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: F EPC RATING: D

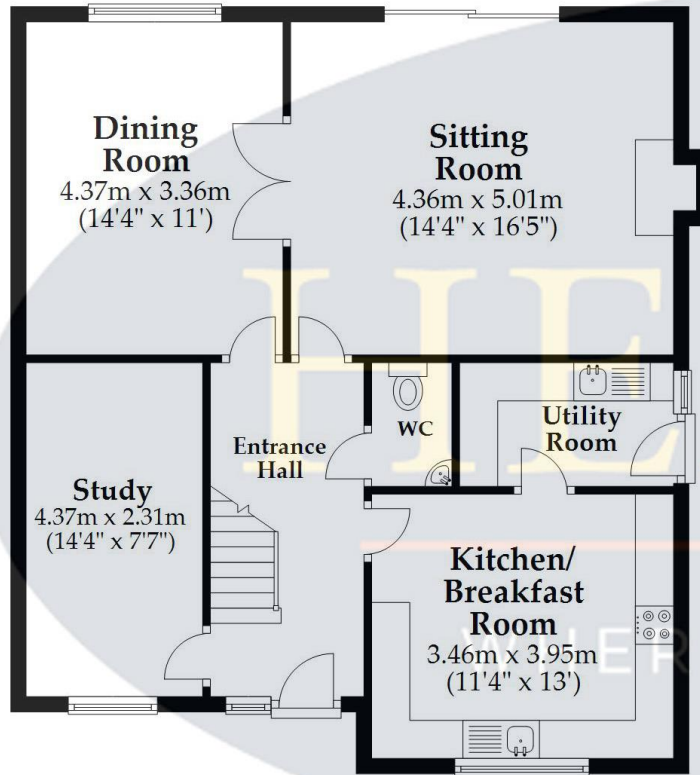
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





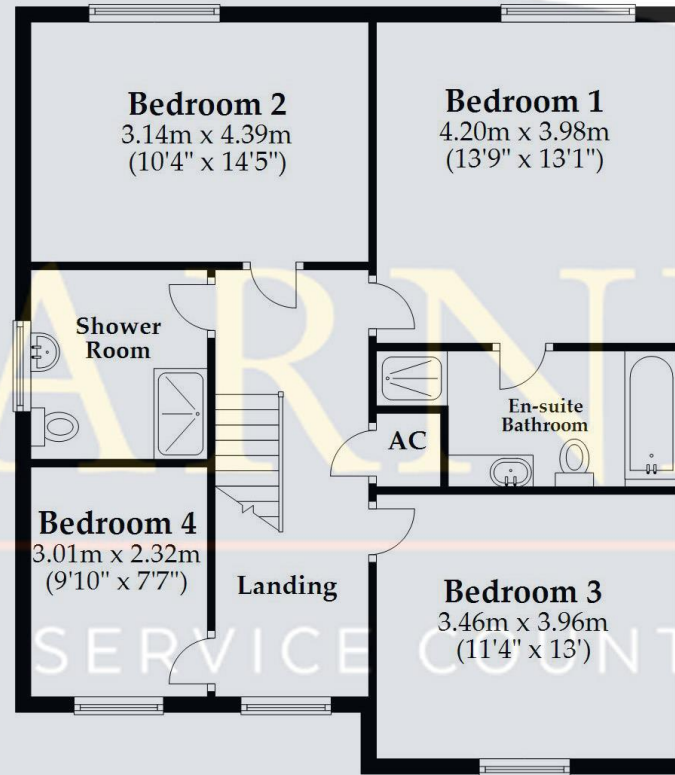
Ground Floor

Approx. 78.0 sq. metres (839.8 sq. feet)



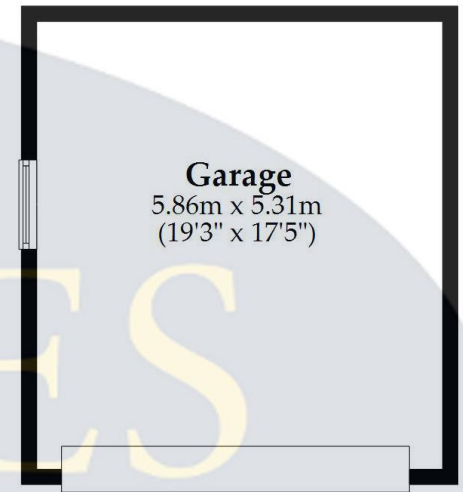
First Floor

Approx. 78.1 sq. metres (841.0 sq. feet)



Garage

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 187.3 sq. metres (2015.8 sq. feet)

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







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www.hearnes.com

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