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Sturminster Marshall, BH21 4AF

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FREEHOLD PRICE: £550,000

A deceptively spacious and extended four double bedroom detached chalet home that has been extended and refurbished to a high standard throughout including a generous size kitchen/diner, sitting room, contemporary family bathroom, landscaped garden, garage and ample off-road parking.

- Entrance hall with high quality laminate wood flooring that flows through to the kitchen and sitting room
- Dual aspect kitchen/diner finished in a range of matt wood effect units and complementary worktops, Neff oven, induction hob and chimney style hood, integrated fridge freezer, dishwasher and space for washing machine and tumble dryer
- Good size sitting room with double glazed French patio doors opening onto the patio
- Separate cloakroom with wash hand basin and WC set into a range of fitted furniture
- Four good size double bedrooms, two on the ground floor both with space for free standing wardrobes
- Two further double bedrooms on the first floor, the main bedroom has a feature double glazed floor to ceiling window with countryside views
- Contemporary style family bathroom with large shower cubicle and corner bath, wash hand basin and WC set into a range of fitted furniture, large back lit mirror
- Landscaped rear garden with various areas for al fresco dining and views across countryside
- Garage with power and light and ample off road parking

The property is situated on the edge of 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: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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. 75.6 sq. metres (814.0 sq. feet)



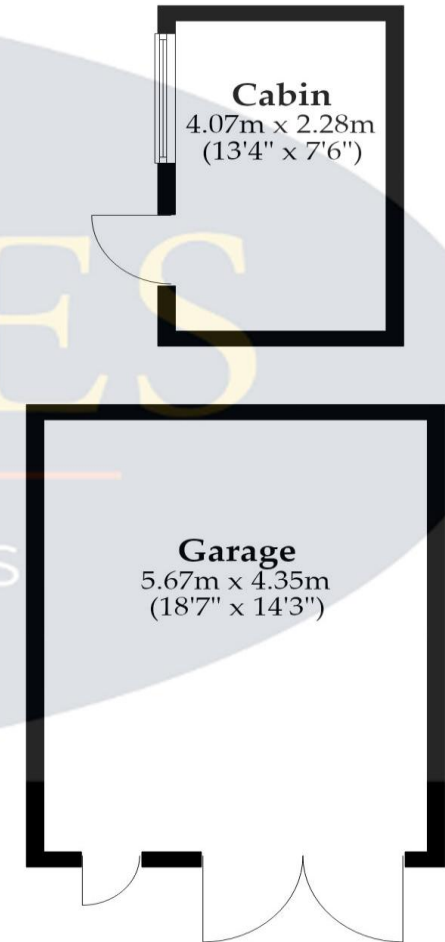
First Floor

Approx. 51.5 sq. metres (554.6 sq. feet)
(excluding Eaves Storage)



Outbuildings

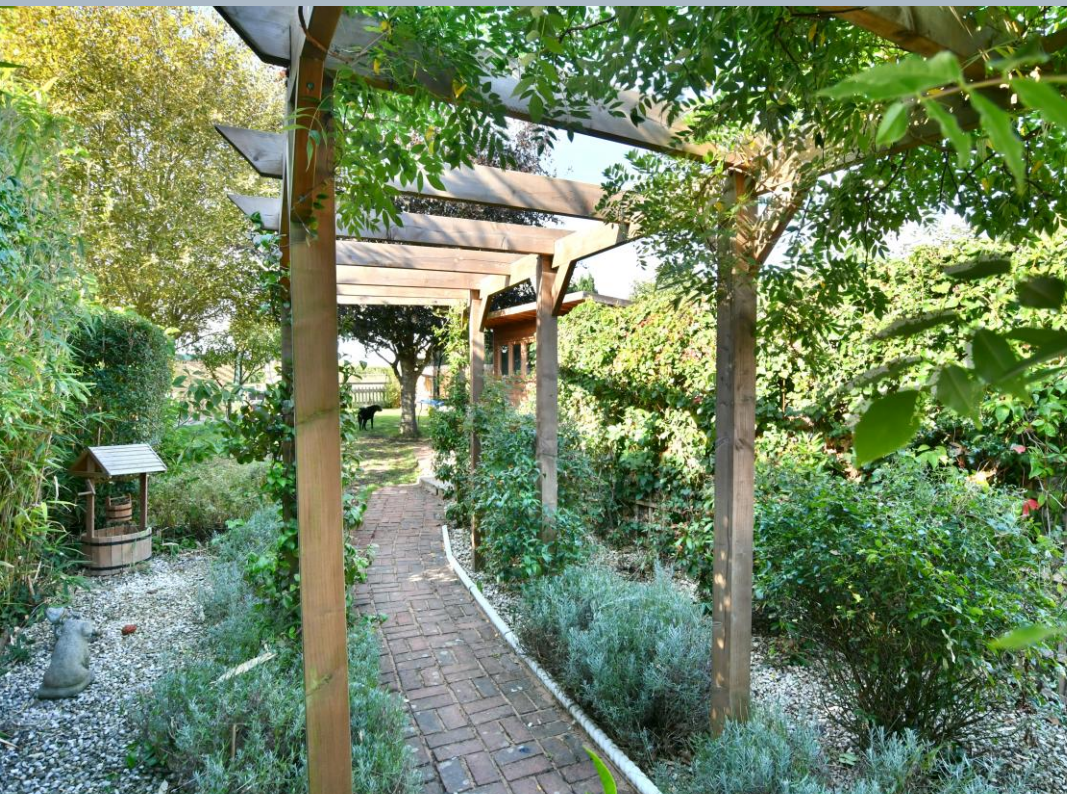
Approx. 33.9 sq. metres (365.4 sq. feet)



Main area: Approx. 127.1 sq. metres (1368.5 sq. feet)

Plus outbuildings, approx. 33.9 sq. metres (365.4 sq. feet)

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





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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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