

Plot 43

Durbeyfield Park, 2 Marlott Crescent, Marnhull, Dorset

Plot 43

Durbeyfield Park
2 Marlott Crescent
Marnhull
Dorset DT10 1GL

947 sq ft. Solar panels. EV Charging point. Ground floor underfloor heating via ASHP. Single garage and one further parking space.

3 2 1

- Three bedroom end of terrace new home
- Spacious sitting room
- Open plan kitchen / dining room
- Master bedroom with ensuite shower room
- Double garage and driveway for two cars
- EV charging point

Guide Price £375,000

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk







THE PROPERTY

Durbeyfield Park is an exciting new development which will consist of 61 homes made up of a mixture of three and four bedroom houses. Durbeyfield Park will offer traditional village life with modern living in a beautiful countryside setting.

Plot 43 is constructed of Marnhull stone and brick under a slate tiled roof. The downstairs of the property has a entrance hall with under stairs storage cupboard. Spacious sitting room and an open plan kitchen/dining room with fitted wall and floor cupboards and a range of integrated appliances and double doors to the garden. There is space for a large table in the dining area.

On the first floor are three double bedrooms. The master bedroom has a contemporary ensuite shower room. There is also a family bathroom.

OUTSIDE

There is a turfed lawn with a generous sized terrace to the rear of the property. A secured gated garden with 1.8m close board fencing.

A single garage and driveway for one car and an EV charging point.

SITUATION

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies, and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

DIRECTIONS

What3words///paler.willing.supplier

SERVICES

Mains water and electricity are connected to the property. Mains drainage. Air source heat pump with under floor heating on the ground floor. Solar panels.

MATERIAL INFORMATION

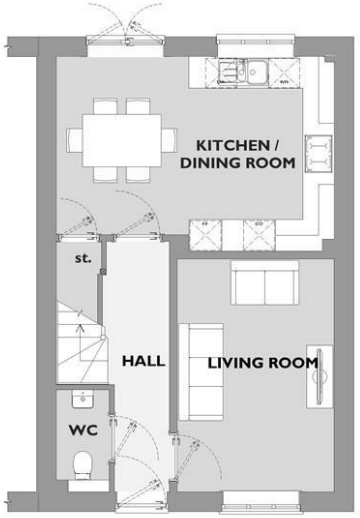
Standard, & superfast, & ultrafast broadband is available. Full Fibre broadband to the premises.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom https://www.ofcom.org.uk)
EPC: Predicted B
Council Tax Band: TBC

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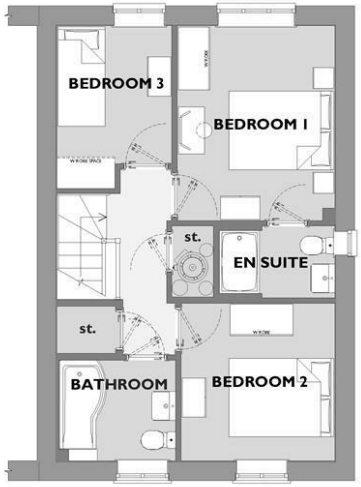








GROUND FLOOR



FIRST FLOOR

PLOT 43

THREE BEDROOM HOME

FIRST FLOOR

Bedroom 1
3.01 x 3.72m (9'11 x 12'2ft max)

Bedroom 2
2.93 x 3.01m (9'8 x 9'11ft max)

Bedroom 3
2.19 x 3.10m (7'2 x 10'2ft max)
(Dimension including wardrobe recess)

GROUND FLOOR

Living Room
2.99 x 4.44m (9'10 x 14'7 ft max)

Kitchen / Dining Room
5.30m x 3.71m (17'5 x 12'2 ft max)
(Dimensions Including recess)





STU/GWB/0126/0526

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www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR

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