

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

GROUND FLOOR

775 sq.ft. (72.0 sq.m.) approx.

LIVING / DINING

KITCHEN

REAR PORCH

ENTRANCE HALL

WC

UTILITY ROOM

SHOWER ROOM

CUPBOARD

BEDROOM / RECEPTION

UP

DOWN

1ST FLOOR

476 sq.ft. (44.2 sq.m.) approx.

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

LANDING

WARDROBE

WARDROBE

WARDROBE

Energy Efficiency Rating

Current

Potential

Very energy efficient - lower running costs

(92+)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

EU Directive

2002/91/EC

England, Scotland & Wales

61

79

A photograph of a two-story red brick house with a white front door and white-framed windows. The house is set on a gravel driveway. To the right of the house is a tall, dense green hedge. To the left, there are bare trees and some greenery. The sky is overcast.

6 | Station Road | Wimborne | BH21 4AW

Guide Price £475,000 Freehold

EVERETT HOMES

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### The Property

Everett Homes are delighted to offer for sale this well presented four bedroom link detached house situated in the highly sought after village of Sturminster Marshall.

The property comprises of a spacious Entrance Hall which in turn gives access to a ground floor bedroom or further reception room, ideal for guests, a home office, or a playroom. Complementing this space is a ground floor shower room and a separate WC, offering excellent convenience for residents and visitors alike. The property also benefits from a spacious living and dining room featuring dual aspect windows that flood the space with natural light.

The kitchen is well equipped and thoughtfully designed, accompanied by a separate utility room providing additional storage.

Upstairs, you will find three generously sized bedrooms, all fitted with built in wardrobes to maximise storage. These bedrooms share a family bathroom, completing the first floor accommodation.

Outside, the property boasts an enclosed private rear garden which is laid to Astroturf for low maintenance.

Viewing is highly recommended to appreciate this family home.

### Location

Sturminster Marshall is an idyllic and well connected civil parish in the east of Dorset in England, situated on the River Stour between Blandford Forum and Poole offering a peaceful yet convenient lifestyle. It combines the charm of rural living with easy access to nearby towns.

The village itself is well regarded for its strong sense of community, excellent local amenities, and scenic countryside, perfect for those who enjoy outdoor activities and tranquillity.

With excellent transport links, including proximity to main roads and rail connections, Sturminster Marshall provides an ideal base for commuters while offering a quiet base to live.

### Entrance

Spacious Entrance Hall giving access to the Living/Dining Room, Kitchen and Further Reception/Bedroom.

### Reception Room/Bedroom Four

4.32m x 2.88m (14' 2" x 9' 5") Spacious and bright room, front aspect double glazed window, double doors to a storage cupboard, door to the Shower Room.

### Living/Dining Room

7.56m x 3.92m (24' 10" x 12' 10") Max. Large Living/Dining Room with front aspect double glazed window and rear aspect double opening double glazed patio doors giving access to the Rear Garden, inset electric fire.

### Kitchen

3.01m x 2.86m (9' 11" x 9' 5") Good sized Kitchen with a good range of matching wall mounted and base units with work surfaces over, inset double oven, electric hob with extractor hood over, stainless steel sink unit with mixer tap, rear aspect window and arch leading through to the Utility Room.

### Utility Room

2.99m x 1.98m (9' 10" x 6' 6") Matching wall mounted and base units with work surfaces over, stainless steel sink unit with mixer tap, space for freestanding fridge freezer, space and plumbing for washing machine, space for further domestic appliance, door giving access to the Shower Room.

### Shower Room

2.82m x 1.02m (9' 3" x 3' 4") Shower cubicle, wash hand basin, extractor, access to Utility Room and Bedroom Four/Reception Room.

### WC

1.62m x 1.07m (5' 4" x 3' 6") Close coupled WC, rear aspect frosted double glazed window, wash hand basin with mixer tap, wall mounted boiler serving domestic hot water and central heating systems.

### Rear Porch

2.75m x 1.08m (9' 0" x 3' 7") Of Brick and double glazed construction, overlooking the Rear Garden, double doors.

### First Floor Landing

Access to Bedrooms One, Two, Three and Bathroom, side aspect double glazed window, double doors to an airing cupboard.

### Bedroom One

4.09m x 3.49m (13' 5" x 11' 5") Spacious double room, large fitted sliding door wardrobe, further fitted sliding door wardrobe, rear aspect double glazed window overlooking the Rear Garden.

### Bedroom Two

3.87m x 3.41m (12' 8" x 11' 2") Max. Further double room, front aspect double glazed window, fitted sliding door wardrobe.

### Bedroom Three

2.50m x 1.71m (8' 2" x 5' 7") Good sized third Bedroom, front aspect double glazed window.

### Bathroom

Panelled bath, close coupled WC, wash hand basin with mixer tap, rear aspect frosted double glazed window, tiled walls.

### Rear Garden

Enclosed private Rear Garden of an Easterly aspect, laid to Astroturf for ease of maintenance.

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

