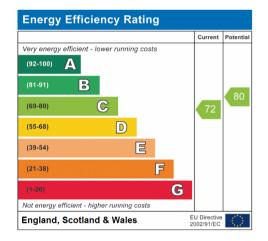


plown & Kay







Floor Plan

Floor area 185.2 sq.m. (1,994 sq.ft.) approx



rightmove



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Beeches, Blandford Road, Sturminster Marshall, Wimborne BH21 4AF

£725,000

The Property

Brown and Kay are pleased to market this beautifully appointed and generously proportioned detached bungalow with the added benefit of a self contained, one bedroom annexe. The home occupies a super position in this delightful village location and in brief benefits from a generous lounge and well fitted kitchen, conservatory with aspect over the rear garden, three good size bedrooms and a main bathroom plus utility room. There is a long driveway approach with ample parking and additional space for a boat/caravan at the side, and to the rear is a private, westerly facing garden.

RECEPTION HALL

Deep storage cupboard (housing water softener), retractable ladder to the loft, glazed double doors through to the lounge.

LOUNGE

22' 10" x 12' 5" (6.96m x 3.78m) Limestone fireplace, double doors to the rear conservatory.

KITCHEN/BREAKFAST ROOM

21' $6" \times 12' 1"$ (6.55m × 3.68m) Equipped with a range of Shaker style units, Rangemaster cooker, space for fridge and freezer, breakfast bar, door to the rear garden, open access to the conservatory.

CONSERVATORY

13' 7" x 10' 1" (4.14m x 3.07m) Ceramic tiled floor, doors to the garden.

SELF CONTAINED ANNEXE

From the kitchen (main bungalow), a door gives access through to the annexe, can also be accessed via a lobby, off of which is the shower room.

SHOWER ROOM

Tiled shower room with shower, w.c. and wash hand basin, towel radiator.

KITCHEN

11' 9" x 9' 5" (3.58m x 2.87m) Modern kitchen has an independent door outside, fitted with a range of units, space for cooker, washing machine, dishwasher and fridge.

LOUNGE

19' 3" x 12' 5" (5.87m x 3.78m) Currently used as an office and has a skylight and glazed double doors to the

Sturminster Marshall is a pretty village with a true sense of community, local amenities including a first school, convenient store and a pub are also within the area, surrounded by countryside. The historic town of Wimborne is within 4/5 miles distance and there you can enjoy an eclectic mix of cafe bars, restaurants and boutique shops together with recognised high street names.

to the galaoin

BEDROOM ONE

17' 0" x 12' 5" (5.18m x 3.78m) Range of fitted furniture

BEDROOM TWO

13' 6" x 12' 3" (4.11m x 3.73m) Range of fitted furniture.

BEDROOM THREE

12' 5" \times 10' 11" (3.78m \times 3.33m) Currently used as a study.

BATHROOM

Tiled bathroom, suite comprising bath with shower and screen above, vanity wash hand basin, concealed w.c., towel radiator, electric shaver point.

UTILITY ROOM

Fitted units, space and plumbing for washing machine and tumble dryer, door to outside.

garden.

BEDROOM

12' 4" x 8' 10" (3.76m x 2.69m) Dual aspect with outlook over the garden.

FRONT OF PROPERTY

The bungalow is set back from the road, a long driveway provides ample off road parking and turning space. The front garden has established hedges, a lawn and a large timber shed. High timber double gates give access to boat/caravan space at the side of the bungalow.

WESTERLY FACING REAR GARDEN

The rear garden enjoys a good degree of privacy with a westerly facing aspect, well tended with lawn, flower and shrub beds, a hot tub and a large pavillion with seating.

COUNCIL TAX - BAND E