



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor Plan**

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



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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.

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.

### 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" x 12' 1" (6.55m x 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.

### 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" x 10' 11" (3.78m x 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.

### 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 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