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## 2 Coombe Farm Cottage, Poole Road, Sturminster Marshall, Wimborne, Dorset. BH21 3RR

- Semi Detached Cottage
- 3/4 Bedrms
- En-Suite to Master Bedroom
- Electric Gates
- Detached Garage
- Countryside Setting
- Newly Renovated
- Underfloor Heating
- No Forward Chain



## PROPERTY DESCRIPTION

Mursells Estate Agents are excited to offer this fantastic semi-detached cottage, which has been renovated throughout to create a wonderful modern home in the countryside between Lytchett Matravers and Sturminster Marshall.

The property is approached via secure electric gates leading to a large driveway providing off road parking for several vehicles, together with a double garage/workshop.

Through the front door is the large kitchen/dining room. This room is filled with natural light and is a great room for entertaining, with its underfloor heating, range of high quality units having integrated appliances and bi-fold doors leading onto a patio area into the garden for al fresco dining. The luxury of underfloor heating extends into the spacious living room that also has a fitted log burner giving this room the cosy feel. Bi-fold doors to the garden and stairs to the first floor. There is a room off the living room, which would make an ideal study or fourth/guest bedroom. Completing the downstairs accommodation is the practical and functional utility room and convenient downstairs w.c.

Upstairs there are three bedrooms. The master bedroom has a Juliette balcony giving spectacular views over the garden and surrounding countryside. There is an en-suite shower room to this room and a family bathroom, both of which benefit from the luxury of underfloor heating.

Outside, the landscaped garden is a delightful space for relaxing overlooking the adjacent open countryside.

This countryside house has been completely renovated from top to bottom with new windows, new heating systems, complete rewire including CCTV system and offered for sale with No Forward Chain, don't miss this great opportunity to make this stunning modern property your new home! Book your appointment to view internally by contacting Mursells Estate Agents.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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