



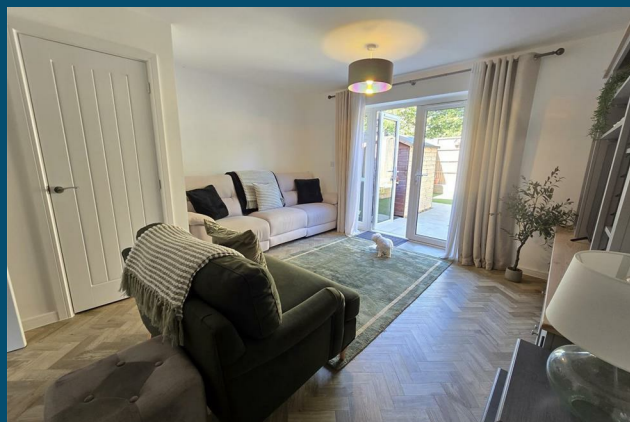
**20 HAMMER MILL LANE,
STURMINSTER NEWTON, DT10 1GF**

**£260,000
OFFERS IN EXCESS OF**

A well-presented two-bedroom end-terrace house with an excellent location, within walking distance of both Primary and secondary Schools as well as all the facilities offered by Sturminster Newton, this lovely and modern two-bedroom home is offered to the market in nearly new condition.



20 HAMMER MILL LANE



Description

A beautifully presented two-bedroom end-terrace house situated in a popular residential development in Sturminster Newton, Dorset. The property offers well-proportioned and tastefully presented accommodation throughout, making it an ideal choice for first-time buyers, couples or those looking for a low-maintenance home.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom, a modern fitted kitchen with a range of contemporary wall and base units, and a spacious sitting/dining room providing a comfortable and versatile living space. For appearance and practicality, the floor is laid in an attractive wood effect Amtico that continues throughout the ground floor and in both bathrooms.

Upstairs, there are two well-presented double bedrooms, the master bedroom offering an ensuite shower room, together with a modern family bathroom featuring a bath with shower over.

Outside, the property benefits from an enclosed and thoughtfully landscaped rear garden, providing an attractive and private space for relaxing or entertaining. The garden is predominantly laid to artificial lawn, with paved seating areas, gravelled borders and a useful timber storage shed. To the front, there is allocated parking for two vehicles.

Sturminster Newton is a charming market town offering a good range of everyday amenities, including shops, cafés, pubs, schools and local services, while the surrounding Dorset countryside provides excellent opportunities for walking and enjoying the outdoors.

Overall, this attractive home offers modern, comfortable accommodation with a particularly appealing low-maintenance garden and allocated parking, making it well worth viewing.

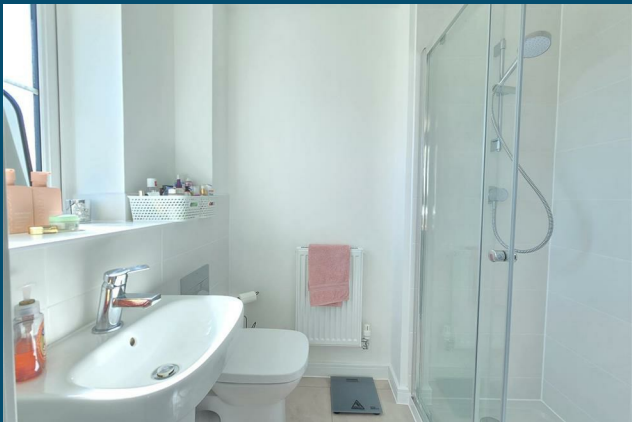
Area

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling

produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show.

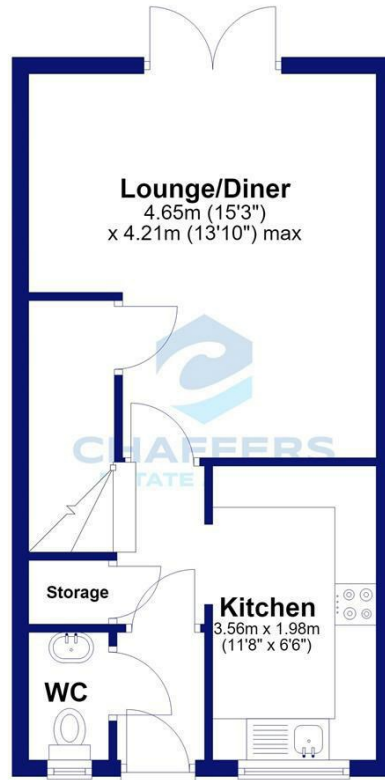


20 HAMMER MILL LANE



Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)

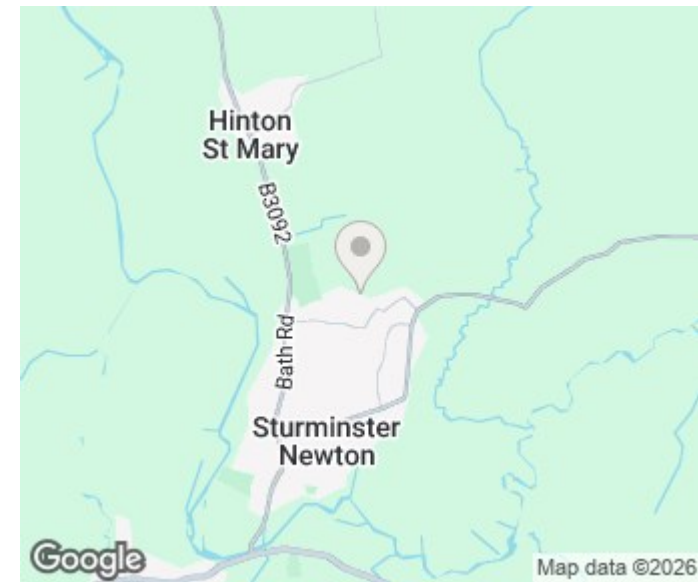


First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

