



**CHAFFERS**  
ESTATE AGENTS



## Innes Court Station Road Sturminster Newton, DT10 1BB

A well-presented two-bedroom home featuring a modern kitchen, spacious dual-aspect sitting/dining room with doors to the courtyard, and a contemporary shower room. The property includes a walk-in wardrobe to the main bedroom, countryside views from both bedrooms, and stylish finishes throughout, with convenient storage and quality wood-effect flooring.

**Offers Over £215,000 Freehold**

Council Tax Band: C

# Innes Court Station Road

## Sturminster Newton, DT10 1BB



- Allocated Parking
- Courtyard Garden
- Well-Presented
- Ground floor cloakroom
- Two double bedrooms
- Central Location

### Descriptions:

An excellent opportunity to acquire a recently refurbished mid-terraced home, offering two double bedrooms and distant countryside views from the first floor. Ideally positioned, the property is just moments from the heart of Sturminster Newton, with the town centre quite literally on the doorstep.

Sturminster Newton provides a wide range of amenities, including independent shops, national retailers, doctors' and dentists' surgeries, schools for all ages, and a variety of leisure and entertainment venues. For outdoor enthusiasts, beautiful country and riverside walks are just a short stroll away, making this an ideal home for those seeking both convenience and lifestyle.

### Ground Floor:

The front door opens into a welcoming entrance hall with a generous storage cupboard housing the electrical consumer unit. Here you'll also find the central heating thermostat. The space is finished with wood-effect laminate flooring and oak doors leading to the cloakroom and sitting/dining room, with an opening into the kitchen.

The kitchen overlooks the rear garden and is fitted with a stylish range of modern, soft-closing handleless units, including floor cupboards with a corner carousel, a separate drawer unit, and eye-level cupboards. Ample laminate work surfaces are complemented by a tiled splashback and a stainless-steel sink with swan-neck mixer tap. Appliances include an integrated dishwasher, fridge/freezer, ceramic hob with extractor hood, and a built-in eye-level double electric oven. There is also space and plumbing for a washing machine and tumble dryer. The floor continues in wood-effect laminate for a seamless look.

The sitting/dining room benefits from a dual aspect, with a window to the front and double doors—flanked by a full-height window—opening onto the rear courtyard. From here, stairs lead to the first floor.

### First Floor:

The landing provides access to the loft space and all rooms via oak doors. There are two double bedrooms, both enjoying rear-facing views of woodland and open countryside. The principal bedroom also features a walk-in wardrobe with hanging rails and lighting.

The shower room is fitted with a contemporary suite comprising a large walk-in shower enclosure with a mains shower offering both monsoon and rainfall heads, a low-level WC with dual-flush system, and a vanity washbasin with mono tap. The walls are fully tiled, and the floor is finished in matching wood-effect laminate.

### Outside:

To the front of the property there are flower beds and an outside tap and a short distance from the property is an allocated parking space.

The rear Courtyard garden is enclosed with walls and fencing and is laid to patio making it a fabulous little seating area



### Directions

Postal address: 12, Innes Court, Station Road  
Sturminster Newton, DT10 1BB What3Words:  
///outgoing.rationing.yell





Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 63.1 sq. metres (679.0 sq. feet)

Not to scale. For Illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>90</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>74</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |