



CHAFFERS
ESTATE AGENTS



**95 Green Close,
Sturminster Newton, DT10 1BL**

This Spacious semi detached bungalow sits on a popular residential cul-de-sac in a peaceful and private spot within walking distance of town, and with fantastic access to country and riverside walks providing the best of both town & country and offers a perfect blend of comfort and modern living. Double glazed throughout and with the convenience of gas central heating the property benefits further from off road parking and is complemented by having an attractive gardens. With both primary and secondary schools within walking distance the property would suit a variety of buyers, from first time buyers through growing families all the way to those looking for a quiet and comfortable retirement property.

Price Guide £240,000 Freehold

Council Tax Band: B

95 Green Close, Sturminster Newton, DT10 1BL



- *GREAT VALUE*
- Excellent Location with Great Access to Town
- Schools and Amenities in Walking Distance and Country
- Private, Pretty & Secure Gardens
- Spacious Kitchen Diner and Large Lounge
- Off Road Parking
- Great access to Country and Riverside Walks

DESCRIPTION

A deceptively spacious two-bedroom semi-detached bungalow offering a perfect blend of comfort and modern living complemented by an attractive rear garden, off road parking area, double glazing and gas central heating.

Step inside to a welcoming entrance hall with laminate flooring, access to the loft and doors to all rooms; a spacious well lit lounge with laminate flooring and a feature fireplace; a fully fitted, beautiful double aspect kitchen/diner, with a range of modern white base and wall units, housing a built in electric double oven, gas hob with cooker hood above, plumbing for washing machine, space for dish washer, space for fridge/freezer and laminate flooring this really is the ideal spot to entertain visiting friends and family, and with access to the pretty rear garden through the porch the entertainment can carry on alfresco on balmy summer days! There is also a large airing cupboard and two double bedrooms both with laminate flooring; to complete the layout is a shower room fitted with a white suite comprising:- double width tiled shower cubicle, vanity wash basin, low level WC and vinyl flooring.

OUTSIDE

The gardens sit to both the front and rear of the property and are connected by side access, there is a wide variety of shrubs, trees and flowering plants throughout, offering a great private space in which to entertain, when the weather permits, predominantly laid to lawn with flower and shrub borders The gardens are easy to maintain and further offer a greenhouse, a shed, a pergola, an outside tap, a rear gate and off street parking to the rear of the property.

LOCATION

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. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D



Directions

What 3 Words: [///expired.inquest.decorator](#) Property
Address: [///expired.inquest.decorator](#)



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



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 firm's 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) A			
(81-91) B			
(69-80) C			75
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	