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44 Filbridge Rise,

, Sturminster Newton, DT10 1BP

Located in a popular residential area, this roomy THREE bedroom End Terrace family home offers generous accommodations for a growing family. The property benefits from a kitchen/diner, spacious living room, a good sized private and enclosed rear garden and ample off road parking. Internal viewing is highly recommended!

Guide Price £250,000 Freehold

Council Tax Band: C

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3 1 2 C

- Kitchen/Diner
- Driveway parking
- Private rear garden
- Ground Floor Cloakroom
- Ideal Family Home
- Popular residential area

About the Property:

Located in a popular residential area, this roomy THREE bedroom End Terrace family home offers generous accommodations for a growing family. The property benefits from a kitchen/diner, spacious living room, a good sized private and enclosed rear garden and ample off road parking. Internal viewing is highly recommended!

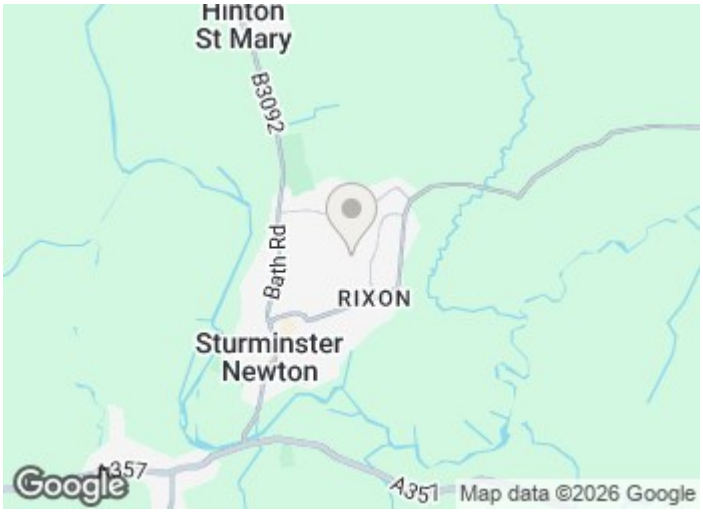
The accommodation briefly comprises an entrance hall, leading to the upstairs landing space where you will find, two light and airy double bedrooms both with some built in cupboard space and a good sized third bedroom. The family bathroom comes equipped with a white suite that comprises a double length shower and fitted shower screen, toilet and wash hand basin with complimentary tiling to the walls .

On the ground floor is a large cosy living room which enjoys a electric fireplace as the focal point. A very well equipped light and spacious kitchen/dining room which enjoys an open plan feel and has an integral fridge freezer, built in double electric oven and hob, useful larder cupboard, space for a full size dining room table, perfect for family living.

Outside - The front of the property offers driveway parking, pathway to the front door and a side access gate to the rear garden which is a wonderful, private and enclosed space mainly laid to lawn with two lovely patio areas which are ideal for outdoor entertaining and a good sized storage shed. The whole area is fenced and is therefor child and dog friendly.

About the Location:

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principle towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles and the A303 approximately15 miles.



Directions

Postal Address: 44, Filbridge Rise Sturminster Newton, DT10 1BP What3Words: ///entire.unfocused.pedicure











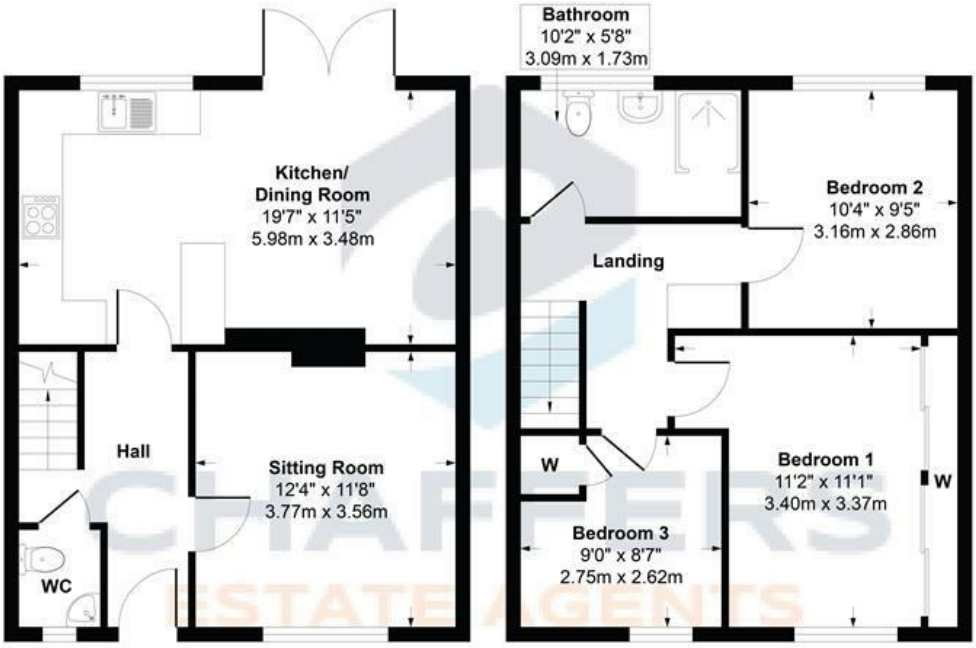






Floor Plan

Filbridge Rise, Sturminster Newton, Dorset, DT10



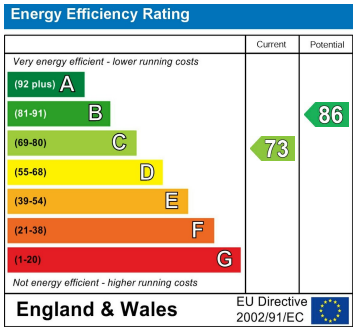
Ground Floor
Approximate Floor Area
473 sq. ft
(43.95 sq. m)

First Floor
Approximate Floor Area
473 sq. ft
(43.95 sq. m)

Approximate Gross Internal Floor Area 946 sq. ft / 87.90 sq. m

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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.



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