



91B HIGH STREET, STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 4AT
£635,000 FREEHOLD

A WELL PRESENTED, MODERN 3 BEDROOM DETACHED BUNGALOW OFFERING SPACIOUS LIVING ACCOMMODATION, SET WELL BACK FROM THE HIGH STREET OFF A PRIVATE DRIVEWAY SERVING 3 PROPERTIES, IN THE HEART OF THIS PICTURESQUE VILLAGE.

SUMMARY:

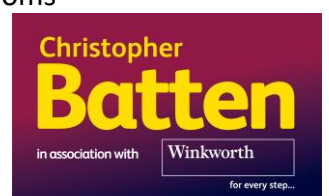
The property is connected to all mains services and benefits from gas central heating, double glazing, ample off road parking, a garage, a carport, and a recently landscaped, private, westerly facing rear garden.



AT A GLANCE

- In the heart of this picturesque village
- Set off a private driveway serving 3 properties
- Westerly facing rear garden
- Garage, carport and ample off road parking
- Modern kitchen and bathrooms

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DESCRIPTION:

Our clients have recently carried out a programme of re-decoration and refurbishment, including replacement of the kitchen about 3 years ago, a new gas boiler in 2024, a refurbished en suite shower room and utility room, a modern bathroom, and new double glazed front and rear doors including bi-fold doors from the living room to the garden terrace.

A wide entrance way leads to a spacious reception hall with timber laminate flooring, airing cupboard (with replacement water cylinder), and access to loft space (with retractable ladder and fitted light.)

The triple aspect living room features a fireplace (with wood burner), an attractive square bay window to the front, and bi-fold doors to a covered rear terrace. The kitchen/dining room comprises Shaker style units, ample worktops, Siemens microwave and double fan oven, Neff induction hob, cooker hood, integrated dishwasher and wine chiller, space for American style fridge/freezer, dresser unit, Glow Worm gas boiler, timber laminate flooring, and door to the rear garden. There is a separate utility room with a sink, cupboards, and space and plumbing for washing machine.



The principal bedroom has 2 built-in wardrobes and an en suite shower room. Bedroom 2 also has 2 built-in wardrobes, bedroom 3 is a dual aspect room with a built-in wardrobe, and there is a family bathroom.

There is a detached single garage (with up-and-over door), an adjacent carport, and a block paved driveway providing additional parking. The nicely enclosed, westerly facing rear garden is lawned with a selection of shrubs and flowers, a paved terrace, a covered seating area, an entertainment patio, and a potting shed.

LOCATION:

Sturminster Marshall has a lively village community with First School, parish church, village hall, recreation ground, maypole green, golf course, post office/shop, pharmacy, 2 pub/restaurants and a café. There is easy access to the A350 and A31 providing good road connections to Blandford Forum, Dorchester, Poole and the market town of Wimborne Minster. Dorchester, Poole and Bournemouth all have mainline rail links.

COUNCIL TAX:

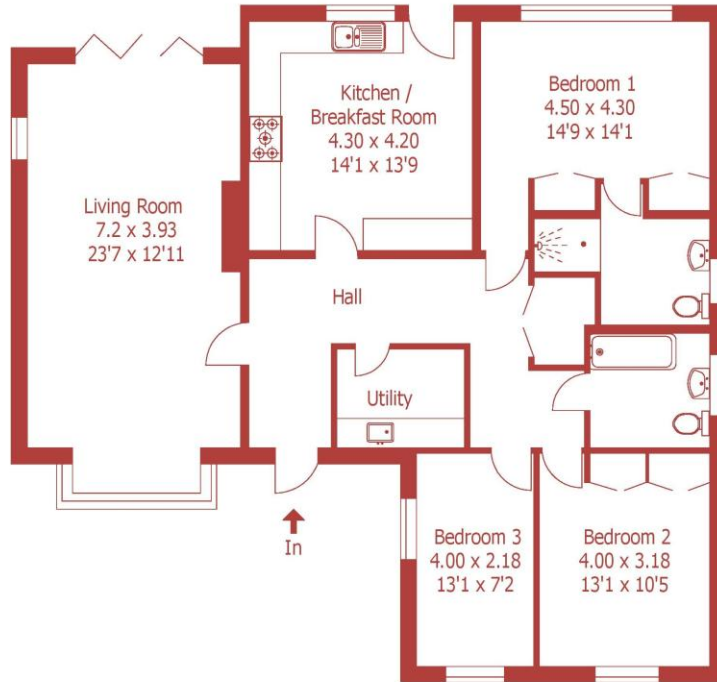
Band E

DIRECTIONS:

From Wimborne, proceed west on the A31 towards Dorchester. At the Roundhouse roundabout, take the third exit towards Blandford (A350). Take the first turning on the right into Station Road. At the roundabout, proceed straight ahead into The High Street, and the property can be found on the left hand side, just past Churchill Close.



Approximate Gross Internal Area :- 121 sq m / 1309 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		81
(69-80)	C		
(54-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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