



21 RAILWAY DRIVE, STURMINSTER MARSHALL, WIMBORNE, DORSET, BH21 4DQ
£415,000 FREEHOLD

AN ATTRACTIVE 3 BEDROOM LINK DETACHED HOUSE IN A POPULAR AREA CLOSE TO A WEALTH OF VILLAGE AMENITIES.

SUMMARY:

This modern family home benefits from a well proportioned living room, a practical open plan kitchen/dining room (with island and patio door to the rear garden, a utility room, a ground floor cloakroom and a modern first floor shower room. There is a block paved driveway and an integral garage with access to the house.



AT A GLANCE

- Well proportioned living room
- Kitchen/dining room with access to garden
- Cloakroom & modern shower room
- Block paved drive & integral garage
- Rear garden with large patio



DESCRIPTION:

The entrance hall has laminate flooring and an under stairs storage cupboard, and there is a ground floor cloakroom (with WC and wash basin).

The well proportioned living room has a large bay window, a wall mounted electric fire, and glazed double doors to the kitchen/dining room.

The kitchen comprises a good range of units and worktops (including a larder cupboard), an island, a tall built-in fridge-freezer, a 4-ring gas hob, a built-in double oven and space for dishwasher, and the dining area has double glazed sliding patio doors to the garden.

There is also an adjacent utility room with matching units, space and plumbing for washing machine, and doors to both the garden and the garage.

The first floor landing has a cupboard providing storage and housing the combination gas boiler.

The spacious principal bedroom, at the rear, has built-in wardrobes. Bedroom 2 is also a spacious double, with a front aspect, and bedroom 3 is a large single or small double with a deep storage cupboard over the stairs.



There is a modern shower room with large shower enclosure, WC, floating wash basin with 2 large drawers beneath, and towel radiator.

The front garden is screened by a well kept hedge, and has a small lawn and shrubs. A block paved driveway leads to an integral garage with electric door, power, lighting, and a pitched roof providing storage. There is access at the left hand side of the house to the rear garden which has a large paved patio, a lawn, shrub borders and a water tap.

LOCATION:

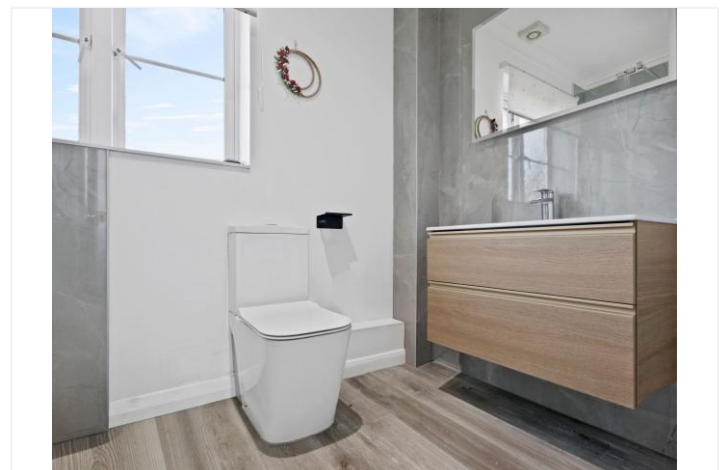
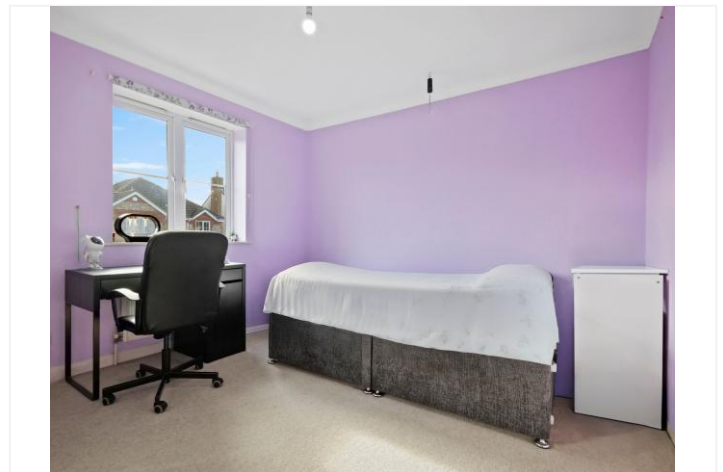
Sturminster Marshall has a lively village community with First School, parish church, village hall, recreation ground, maypole green, golf course, post office/shop, pharmacy and 2 pub/restaurants. There is easy access to the A350 and A31 providing good road connections to Blandford Forum, Dorchester,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

COUNCIL TAX:

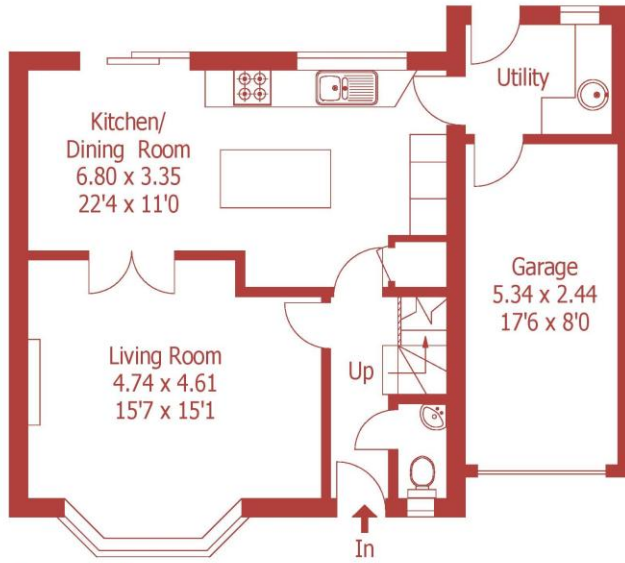
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DIRECTIONS:

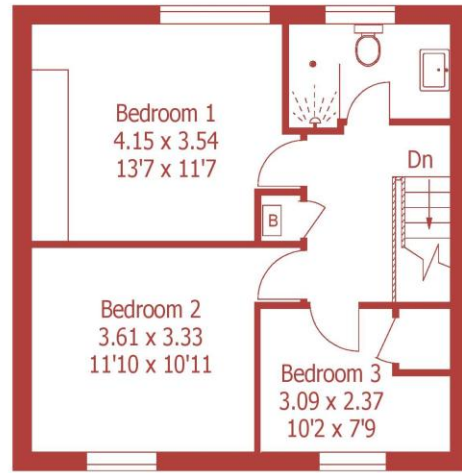
From Wimborne, proceed west along the A31 towards Dorchester. At the Roundhouse roundabout, take the third exit, onto the A350 towards Blandford. Take the first turning on the right into Station Road. At the small roundabout, take the first exit and proceed to the T-junction. Turn left into Railway Drive, and continue to the next T-junction. Turn left again, and number 21 can be found on the left hand side.



Approximate Gross Internal Area :- 117 sq m / 1260 sq ft



Ground Floor



First Floor

For identification purposes only, not to scale, do not scale



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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