

HEARNES

WHERE SERVICE COUNTS



**Blandford
Dorset, DT11 7NT**

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FREEHOLD PRICE 425,000

A well presented and modern three bedroom detached bungalow with ample off road parking and garage in an elevated position with far reaching views in a quiet cul de sac location.

- Refurbished to a high standard in the last ten years
- Integral porch leading to good size reception hallway with porcelain tiled floor, built in cupboard and access to part boarded loft housing gas boiler
- Spacious sitting room with decorative fireplace surround and patio door to sun conservatory
- Newglaze sun conservatory overlooking rear garden with French doors
- Modern kitchen with excellent range of base and eye level units with complementary worktops, inset electric hob, extractor fan and electric oven, space and plumbing for appliances, breakfast bar and door to side
- Three bedrooms
- Main bedroom with range of built in wardrobes, bedroom two also with built in wardrobes and bay window with far reaching views. Bedroom three currently used as a study
- Modern bathroom with three piece suite, bath with wall mounted shower and screen, wash hand basin and WC, heated ladder style towel rail and fully tiled walls
- Double glazing and gas heating
- Solid oak interior doors
- Outside: Ample off road parking leading to garage with up and over door, lighting and power points. Open plan front garden principally laid to lawn with shrubs. A side gate leads to attractive landscaped rear garden with patio and lawn, flower and shrub borders, a timber deck with a pergola and a timber shed

The amenities of Blandford are all within close proximity of the town where there are a variety of shops, educational and recreational facilities which include supermarkets, public houses, churches and hotels. Sporting facilities in the area include fishing on the river Stour (subject to permit), water sports on the Dorset coastline and golf at Blandford, Sherborne and Yeovil. Communications in the area include the A31 which can be joined at Wimborne, providing the route to London/Home Counties and mainline railway services at Sherborne, Tisbury, Gillingham and Salisbury with a regular service to London Waterloo.

COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

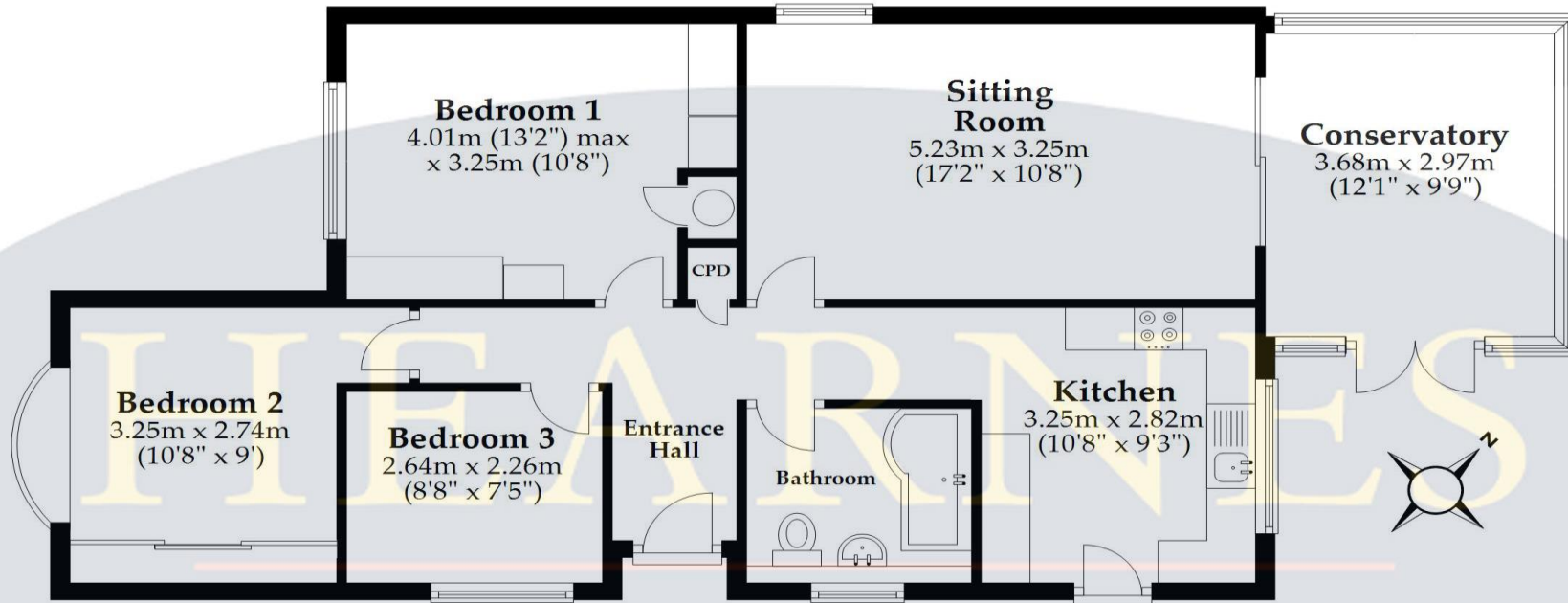




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

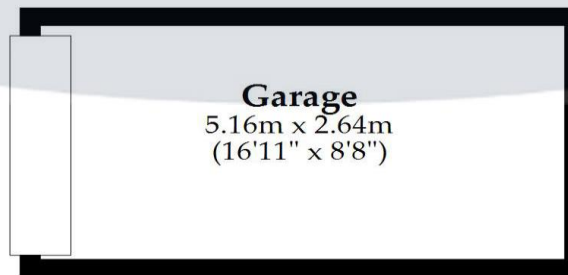
Approx. 81.9 sq. metres (881.1 sq. feet)



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Garage

Approx. 13.6 sq. metres (146.6 sq. feet)



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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