



Connells

Hopsfield
Milborne St. Andrew Blandford Forum



Property Description

Situated in the ever-popular village of Milborne St. Andrew which benefits from a range of amenities including; shop, public house, school and bus service lies this three bedroom home. The property comprises a living room, dining room, shower room/utility and kitchen on the ground floor. The first floor is home to three well-proportioned bedrooms and family bathroom. There is a generous and enclosed rear garden which faces west as well as a driveway for 3+ cars.

Ground Floor

Entrance Hall

A single glazed front door leads into the entrance hall with a double glazed window to the side aspect, stairs leading up to the first floor, an understairs cupboard and a door leading into the open plan lounge, dining room and kitchen.

Dining Room

11' 8" x 7' 2" (3.56m x 2.18m)

A door leads from the entrance hall into the open plan dining room, with doorways to the lounge and the kitchen, a radiator, a pair of double glazed doors leading out onto the rear garden and a door leading to the downstairs shower room.

Lounge

19' 5" x 10' 6" (5.92m x 3.20m)

A doorway leads from the dining area into the lounge with a double glazed window to the front aspect, an open fireplace with a woodburner, a radiator, a television aerial socket and a telephone point.

Kitchen

16' max x 9' 10" max (4.88m max x 3.00m max)

A doorway leads from the dining room into the modern fitted kitchen with a range of wall and base units with worksurfaces over, double glazed windows to the front and rear aspects, a 1 1/2 bowl stainless steel sink and drainer, a freestanding range cooker with an electric oven and a gas hob with a cookerhood over, the gas combi boiler, an integral dishwasher and space for a fridge freezer.

Shower Room

A door leads from the open plan lounge / dining room into the part tiled downstairs shower room with a double glazed window to the side aspect, a WC, a wash hand basin, a shower cubicle, an extractor fan and plumbing for a washing machine.



First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a radiator, access to a part boarded loft space and doors leading to bedrooms 1, 2 and 3 and the bathroom.

Bedroom 1

12' 11" x 8' 5" (3.94m x 2.57m)

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect and a radiator.

Bedroom 2

8' 10" x 9' 1" (2.69m x 2.77m)

A door leads from the first floor into bedroom 2 with a radiator, a double glazed window to the front aspect and built in wardrobes.

Bedroom 3

10' 4" x 6' 3" (3.15m x 1.91m)

A door leads from the first floor landing into bedroom 3 with a radiator and a double glazed window to the rear aspect.

Bathroom

A door leads from the first floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator and a double glazed window to the rear aspect.

Outside Space

Rear Garden

A pair of double glazed doors lead from the open plan dining room out onto the westerly facing rear garden with a patio area with room for a table and chairs and onto a lawn. To complete the garden there is a further raised lawn, an outside tap and a garden shed.

Driveway

A driveway to the front of the property allows parking for several vehicles with a side raised lawn border.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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