



Connells

Nursery Road  
Blandford Forum



## Property Description

A spacious semi detached Three Bedroom house located a short distance from the town centre, with the added benefits of separate dining room, a conservatory, off road parking and an enclosed rear garden. The rooms are generously proportioned with large bay windows providing a light and airy feel throughout. Blandford Forum is thought to be England's most complete Georgian Market Town and offers a variety of shops, cafe's and public houses, both independent and chain. There are both primary and secondary schools within walking distance of the house and the area offers a good variety of state and fee paying schools.

There are many country and riverside walks nearby, including Stour Meadows and the Dorset Trailway which takes in a variety of landscapes. The larger towns of Dorchester, Poole and Salisbury are all within a short drive, (around 25 minutes), and here you will find railway links to London and beyond. Some 30-40 minutes by car will also take you to the World Famous Jurassic Coast where you can enjoy a variety of water sports or hunt for fossils.

### Entrance Hall

Double glazed side aspect window and stairs to 1st floor.

### Lounge

12' x 12' 11" PLUS BAY ( 3.66m x 3.94m PLUS BAY )

Double glazed front aspect bay window with radiator below, feature fireplace with TV point.

### Dining Room

12' x 10' 11" ( 3.66m x 3.33m )

Wood effect flooring and glass door to conservatory, radiator and gas heater.

### Kitchen

12' 1" x 7' 11" ( 3.68m x 2.41m )

Range of wall and base units with roll top surfaces, stainless steel sink with mixer tap and drainer, integral electric oven and 4 ring gas hob with extractor fan and hood over, space and plumbing for washing machine, space for fridge freezer and integral dishwasher, tiled flooring with tiled splashback and double glazed side aspect window and door.

## Conservatory

10' 10" x 7' 7" ( 3.30m x 2.31m )

Double glazed conservatory with windows to two sides and door to rear garden, wood effect flooring, radiator and polychromatic roofing.

## Landing

Carpeted with doors to all rooms and airing cupboard with loft access with ladder.

## Bedroom 1

13' PLUS BAY x 12' 1" ( 3.96m PLUS BAY x 3.68m )

Carpeted with double glazed front aspect bay window, fitted wardrobes and bedside tables and radiator.

## Bedroom 2

13' 2" x 12' ( 4.01m x 3.66m )

Carpeted with double glazed rear aspect window, fitted wardrobes and draws and radiator.

## Bedroom 3

8' 10" x 7' 11" ( 2.69m x 2.41m )

Carpeted with side aspect wood framed window.

## Bathroom

Fully tiled with low level WC, sink, panel bath with electric shower over and vanity shelving and radiator.

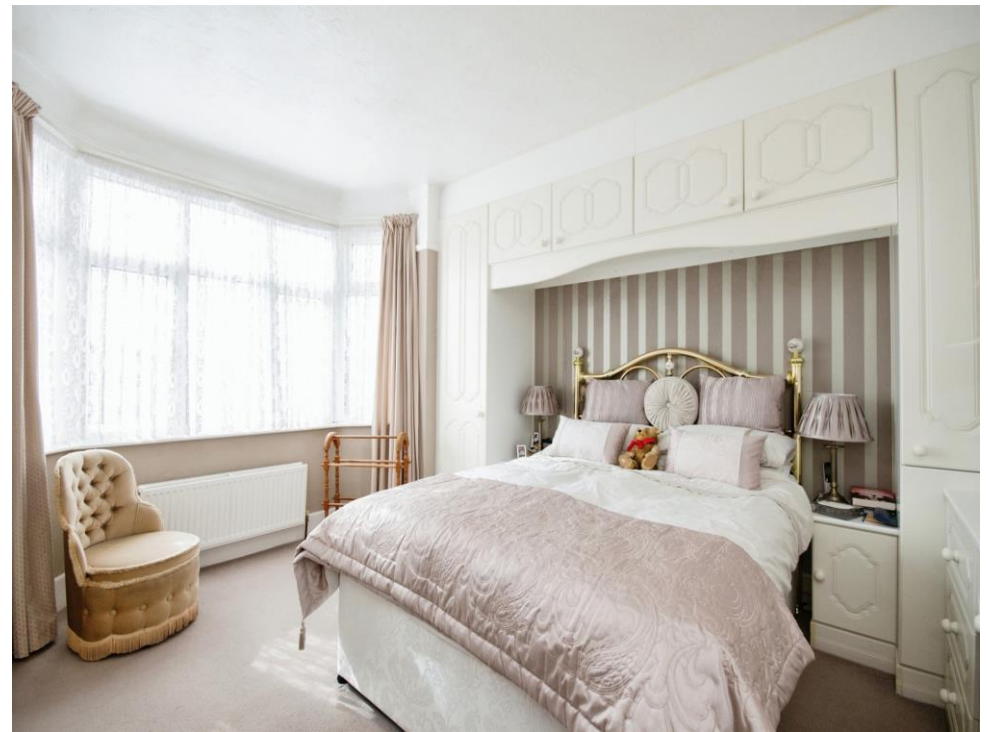
## Rear Garden

Enclosed rear garden with mature shrubs and plants.

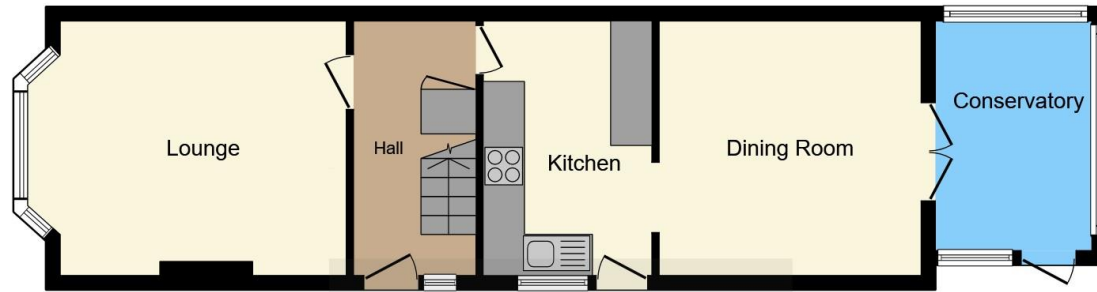
## Front Garden

Hardstanding parking for one vehicle.









Ground Floor

Connells



First Floor

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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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