



Mortain Close, Blandford Forum, Dorset, DT11 7XA

A well maintained family home situated in a quiet cul de sac location, close to amenities with a sunny rear garden and offered to the market with no forward chain.

Asking Price

£310,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Mortain Close,
Blandford Forum,
Dorset,
DT11 7XA**

- Quiet cul de sac location
- Offered with no forward chain
 - Close to amenities
- Garage with driveway parking
 - Sunny rear garden
- Sitting dining room with conservatory
 - Three bedrooms
 - Family bathroom
 - Kitchen
- Ideal first time buy or downsize

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A well maintained family home coming to the market with no forward chain, situated in a quiet cul de sac with a garage and driveway parking.

Upon entry to the house there is a hallway with stairs rising to the first floor. A door opens into the dual aspect sitting/dining room, which is the heart of the home; currently arranged with a range of sofas and a four seater dining table and chairs and laid to laminate flooring with a patio door leading to the conservatory. This room is currently arranged as a further seating area but could be an office or play room depending on need. The kitchen is situated to the rear of the home overlooking the garden, comprises of a range of white wall and base units, set with a counter top, includes a white sink, electric hob and oven with space for white goods.

Rising to the first floor the main bedroom is situated to the rear of the house with views over the garden. Currently arranged with a double bed and includes a comprehensive range of built in wardrobes and storage with glazed sliding

doors. The second bedroom is located to the front of the home and is currently arranged as an office but would accommodate a double bed and freestanding furniture and the third bedroom is currently used a gym but is a good sized single room. The family bathroom is fully tiled comprises of a white suite of bath, basin and w.c.

Outside

The property is approached by a pathway to the front door with the garden laid to grass. The rear garden enjoys a sunny aspect is predominantly laid to lawn with an established conifer hedge and side access gate. The single garage is situated a short walk from the house with space in front for up to two vehicles.

Situation

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of

Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Claysmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

Directions

From the centre of Blandford, drive along Salisbury Street and take the left hand fork into White Cliff Mill Street. At the end of the road turn left on to Milldown Road, take the first right on to Jubilee Way and continue for 0.3 of a mile then turn right onto Badbury Drive taking the second turning on the right into Mortain Close. Turn left into the first cul de sac and the property can be found straight ahead.

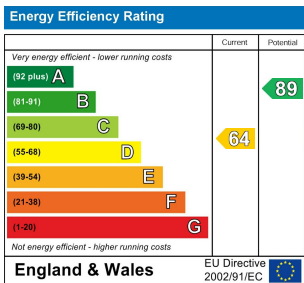
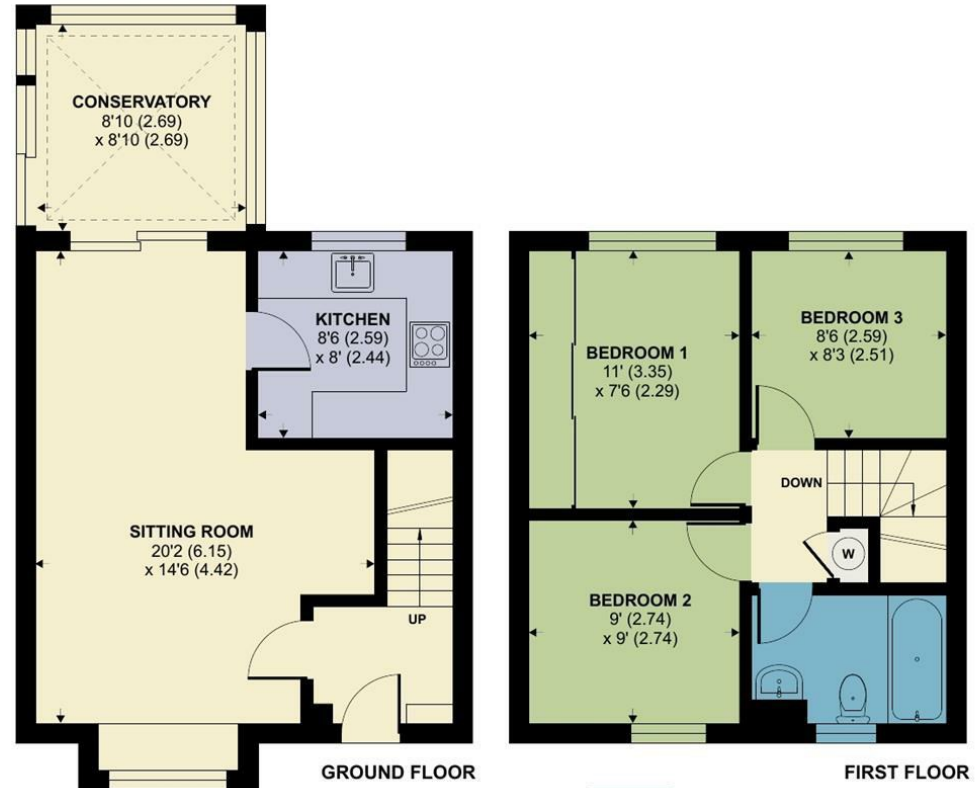
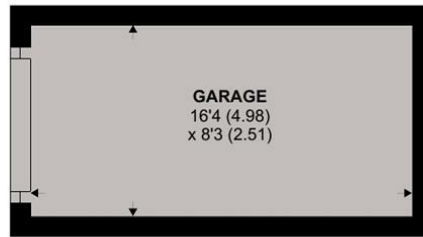
Services

Mains gas, electric, water and drainage.
 Council tax band C
 EPC Band D
 Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is likely out doors and likely indoors except for the 3 network & o2 data which are limited.
 (Information from <https://www.ofcom.org.uk>)



Mortain Close, Blandford Forum

Approximate Area = 819 sq ft / 76 sq m
 Garage = 133 sq ft / 12.4 sq m
 Total = 952 sq ft / 88.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1126453



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