



Heddington Drive, Blandford Forum, Dorset,

An extended family home situated close to amenities with a ground floor office and a spacious kitchen dining room. No forward chain

Guide Price

£367,500

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Heddington Drive, Blandford Forum, Dorset, DT11 7TP

- No forward chain
- Extended family home
 - Three bedrooms
 - Bathroom
 - Kitchen/breakfast room
- Ground floor shower room
 - Office
- Garage and driveway
- Close to amenities
- Sunny rear garden

Viewing strictly by appointment
Symonds & Sampson
01258 452670





An extended family home in a convenient location close to a wide range of amenities and offered to the market with no forward chain.

Upon entry to the property there is a hallway providing access to the principal rooms. The heart of the home is the extended kitchen/breakfast room, which enjoys Velux windows flooding the room with light. The kitchen comprising of a range of cream shaker style wall and base units set with a wooden counter top, included is a integrated dishwasher and fridge with space for a range style freestanding cooker. The room is currently arranged with a four seater breakfast table and chairs. A door leads to the utility room offering space for white goods including washing machine and American style fridge/freezer, the room includes a built in storage cupboard and access to the rear garden. A downstairs shower room comprising of a white suite of double shower cubicle, basin and w.c. The L shaped sitting room is of a generous size accommodating a range of sofas and freestanding furniture. Completing the ground floor is an office office situated to the rear with a

vaulted ceiling with Velux windows and French doors to the rear garden, flooding the room with light.

Rising to the first floor the master bedroom is situated to the front of the home, a generous sized room arranged with a king size double bed, laid with wooden flooring and includes a built in double wardrobe. The second bedroom is a good sized room accommodating a double bed and includes a built in single wardrobe. The third bedroom is a nice sized single with a built in single wardrobe. The modern shower room has been tastefully decorated with a white suite of a shower cubicle with feature brickwork tiling, basin with vanity unit and w.c.

Outside

The property is approached via a shared tarmac driveway providing access to parking in front of the single garage which benefits from light and power. The raised front garden is laid with gravel and bound by a perimeter brick wall. The rear garden is predominantly laid to lawn with paving leading from the rear of the house to the bottom of the garden which enjoys sunshine. This area



Situations

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, Clayesmore, 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 onto Salisbury Road for 0.5 of a mile, turn left on to Fairfield Bungalows, the road becomes Heddington Drive and the property can be found on the right hand side.

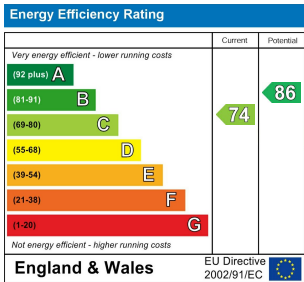
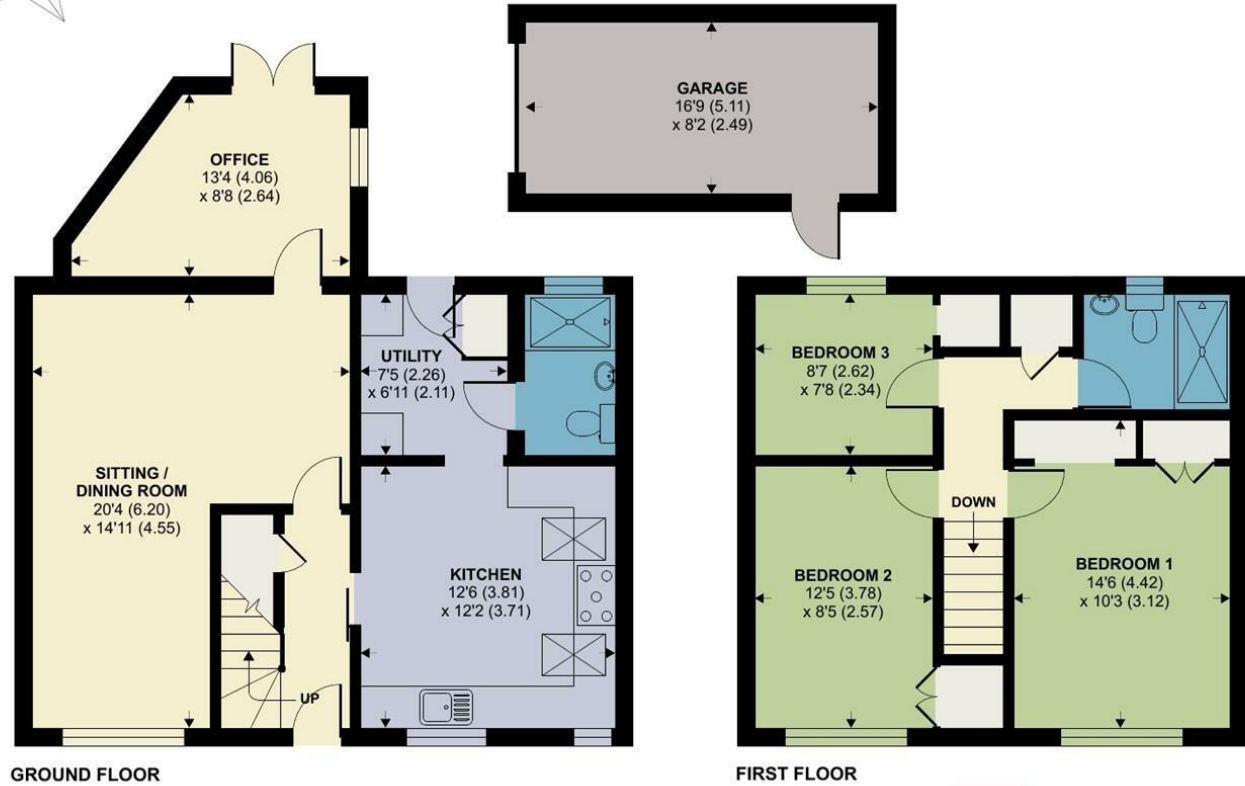
Services

Mains gas, electric, water and drainage
 Council tax band D
 Broadband - Ultra & Superfast broadband is available.
 Mobile phone coverage - Network coverage is limited indoors and likely outdoors.
 (Information from <https://www.ofcom.org.uk>)

Heddington Drive, Blandford Forum

Approximate Area = 1150 sq ft / 106.8 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1287 sq ft / 119.6 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1147511



BLA/DJP/revised November 2024

01258 452670
 Symonds & Sampson 7 Market Place
 Blandford
 Dorset
 DT11 7AH
 blandford@symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

