

Symonds
& Sampson



31 Gurkha Road, Blandford Forum, Dorset

31 Gurkha Road
Blandford Forum
Dorset
DT11 7FL

A well presented and deceptively spacious four-bedroom family home set over three floors on a popular development.



- Four double bedrooms
- Spacious sitting room
 - Conservatory
- Three bathrooms
- Low maintenance rear garden
 - Single garage
- Motivated vendors



Guide Price £360,000

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk

ACCOMMODATION

The property is accessed via an entrance hall serving all principle rooms with stairs to the first floor. This conveniently flows into the heart of the home which is a spacious sitting room with an opening to the conservatory looking out onto the rear garden. The conservatory is perfect for entertaining and is currently used as a dining room. The modern kitchen comprises a range of wall and base units with wooden countertop, stainless steel sink, integrated appliances including oven, gas hob with extractor hood over and space for a fridge/freezer plus additional white goods undercounter. There is a useful larder cupboard in the hallway and further storage space under the stairs. Completing the ground floor, is a cloakroom with basin and w.c.

Rising to the first floor, all the bedrooms are accessed via the landing. The second and third bedrooms overlook the front and are generously sized double rooms with an ensuite shower room serving the second bedroom. The fourth bedroom is an L-shaped double room looking out onto the rear. The family bathroom comprises of a bath, basin and w.c. On the third floor is a beautiful dual aspect master bedroom which includes a dressing area and built in cupboards, coupled with an ensuite shower room comprising a shower cubicle, basin and w.c.

OUTSIDE

The property is approached via a step to the front door with artificial grass to the side. At the rear is a low maintenance, fully enclosed garden laid predominantly with artificial grass as well as a raised patio perfect for outdoor entertaining. There is rear access to the good sized garage from the garden which includes power and an up and over door to the front. On street parking is also available.

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. 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

what3words///springing.crowns.tacky

SERVICES

Mains electricity, water, drainage and gas central heating.



MATERIAL INFORMATION

Dorset Council Tax Band- D

Tel: 01305 211 970

EPC - C

Please refer to the websites below for more information.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>



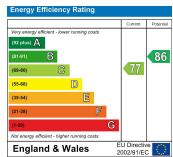
Gurkha Road, Blandford Forum

Approximate Area = 1535 sq ft / 142.6 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1725 sq ft / 160.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Symonds & Sampson. REF: 1350749



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