



52a Philip Road, Blandford Forum, Dorset, DT11 7NT





A Spacious 3 Double Bedroom Chalet Bungalow With Garage On The Outskirts Of Blandford Forum. The Property Benefits From Master Bedroom With En-Suite, Secluded Location & No Forward Chain

Entrance Hall - UPVC part obscure glazed door and window to front, stairs to first floor, storage cupboard, electric consumer unit, thermostat for central heating, radiator, smooth set ceiling with recessed lighting

Cloakroom - White suite comprising low level WC, wash hand basin, tiled splash-backs, obscure window to front aspect, radiator, smooth set ceiling

Bedroom 1 11'9" (3.58m) To Wardrobe x 9'10" (3m)- With built-in wardrobes to one wall with sliding mirrored doors, window to rear aspect, TV point, telephone point, radiator, smooth set ceiling with recessed lighting

En-Suite - Fully tiled white suite comprising glass shower enclosure with stainless steel recessed controls, low level WC, wash hand basin, obscure window to rear aspect, electric heater, heated towel rail, tiled flooring, smooth set ceiling with recessed lighting

Kitchen 13'4" (4.06m) x 9'9" (2.97m)- Range of white fronted base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, stainless steel circular sink with drainer inset and mixer tap, Belling Countrychef range cooker with 8 ring gas hob and extractor hood over, integrated washing machine, dishwasher, fridge and freezer, wall mounted Viessmann gas boiler, window to front aspect, UPVC part glazed door to side, radiator, tiled flooring, smoke alarm, smooth set ceiling with recessed lighting

Living Room 20'2" (6.15m) x 12'3" (3.73m)- Bay window to front aspect, French doors to conservatory, free-standing electric fire place, , TV point, telephone point, 2 radiators, 4 wall lights, smooth set ceiling with recessed lighting and fan



Dining Room 9'10" (3m) x 7'10" (2.39m)- Window to rear aspect, radiator, smooth set ceiling with recessed lighting

Conservatory 9'4" (2.84m) x 8'2" (2.49m)- Of UPVC construction with polycarbonate roof, door to rear garden

First Floor Landing - Airing cupboard housing hot water tank and shelving, window to front aspect, telephone point, radiator, smoke alarm, smooth set ceiling with recessed lighting

Bedroom 2 13'4" (4.06m) x 13'0" (3.96m)- Windows to front and side aspect, Velux window to rear, TV point, telephone point, radiator, smooth set ceiling with recessed lighting

Bedroom 3 13'0" (3.96m) x 12'2" (3.71m)- Window to front aspect, Velux window to rear, TV point, telephone point, radiator, access to roof space, smooth set ceiling with recessed lighting

Bathroom - Fully tiled white suite comprising panelled bath with mixer tap and shower attachment over, low level WC, wash hand basin, heated towel rail, Velux window to rear, extractor fan, smooth set ceiling with recessed lighting

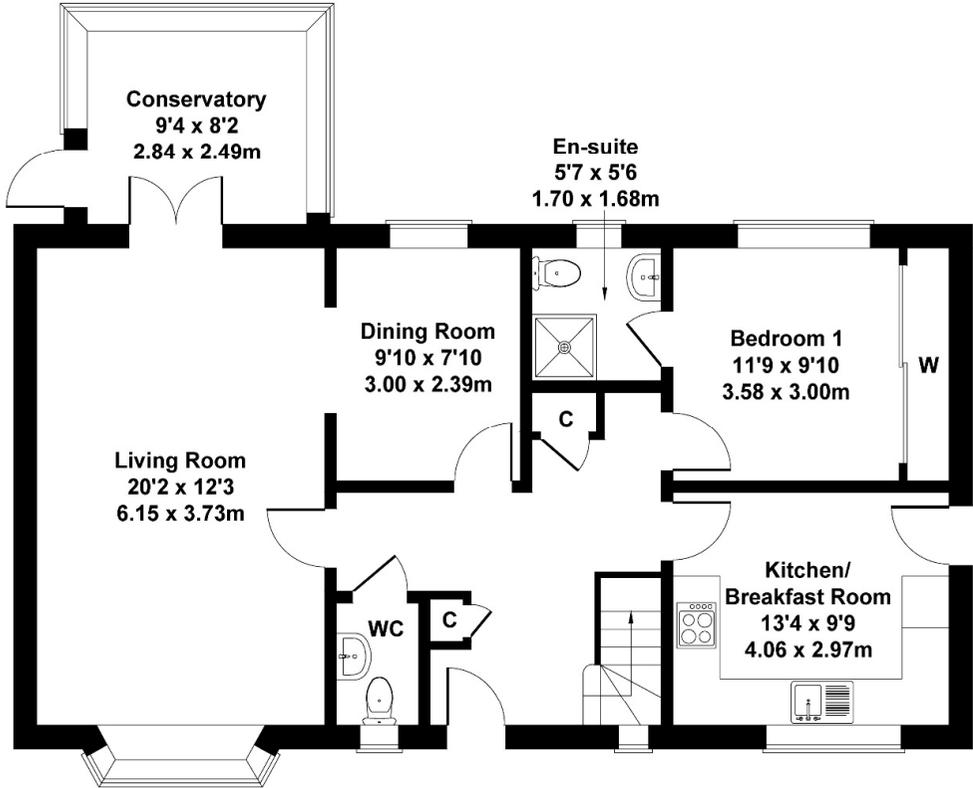
Outside - Accessed via double opening iron gates, tarmac drive for 4/5 vehicles, steps leading to front and side doors, raised shrubs beds to front, garden bounded by timber fencing and established hedging, variety of fruit trees and plants, predominately laid to shingle stone for ease of maintenance, outside electric point and water tap, gate to rear courtyard garden being paved and bounded by timber fencing

Garage 18'1" (5.51m) x 11'1" (3.38m)- With up and over door, UPVC part obscure glazed door and window to side, light and power, eaves storage

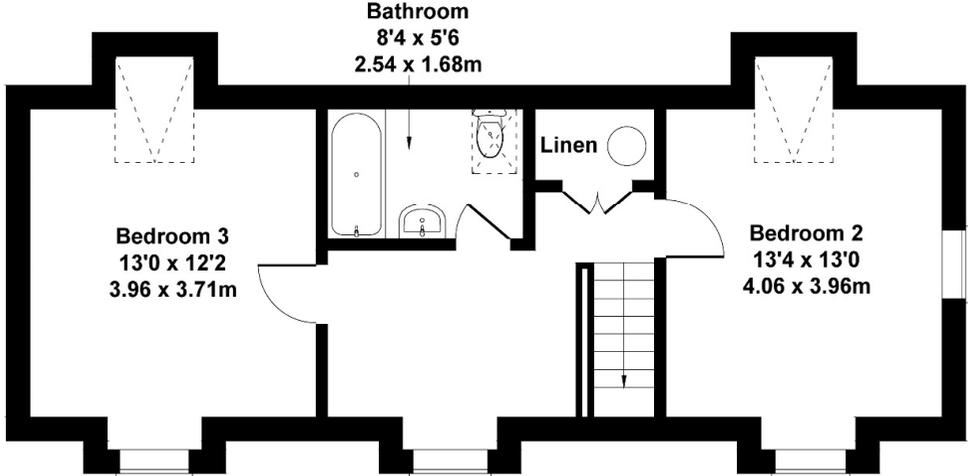
£415,000 Freehold

52a Philip Road

Approximate Gross Internal Area
1414 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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