



13 Preetz Way, Blandford Forum, Dorset, DT11 7XG





**A Spacious 4 Bedroom, 3 Reception Room Detached House On Arguably The Best Plot In This Sought After Development. The Property Benefits From A Double Garage, Utility Room & No Forward Chain**

**Entrance Hall** - UPVC part obscure glazed door with side panels to front, stairs to first floor, radiator, coved & artex ceiling

**Cloakroom** - White suite comprising low level WC, vanity wash hand basin with storage under, tiled splash-backs, mirror, obscure glazed window to side aspect, coved & artex ceiling

**Study 8'8" (2.64m) x 7'10" (2.39m)**- Window to front aspect, radiator, telephone point, coved & artex ceiling

**Living Room 15'8" (4.78m) x 12'4" (3.76m)**- Bay window to front aspect, brick fire place with woodburning stove and tiled hearth, TV & telephone points, 2 radiators, glazed doors to dining room, coved & artex ceiling

**Dining Room 11'1" (3.38m) x 10'1" (3.07m)**- Sliding patio doors to rear garden, glazed doors to living room, radiator, coved & artex ceiling

**Breakfast Room 10'1" (3.07m) x 7'4" (2.24m)**- Window to rear garden, storage cupboard under stairs, radiator, tile effect laminate flooring, smoke alarm, coved & artex ceiling

**Kitchen 8'7" (2.62m) x 8'5" (2.57m)**- Range of wood fronted base and wall units providing cupboard and drawer storage, work-surfaces with tiled splash-backs, stainless steel 1 1/2 bowl sink with drainer inset, stainless steel electric oven with 4 ring gas hob and extractor hood over, space for under work top fridge, window to rear aspect, Ideal gas boiler, tile effect laminate flooring, coved & artex ceiling

**Utility Room 8'6" (2.59m) x 4'10" (1.47m)**- Matching base and wall units, work-surfaces with tiled splash-backs, stainless steel single sink with drainer inset, space for fridge/freezer, space for washing machine and tumble dryer, UPVC glazed door to side, tiled effect laminate flooring, coved & artex ceiling



**Landing** - Access to roof space with drop down ladder, cupboard housing hot water tank, radiator, artex ceiling

**Bedroom 1 12'4" (3.76m) x 12'7" (3.84m) Max**- Built-in wardrobes to one wall, window to front aspect, TV & telephone point, radiator, coved & artex ceiling

**En-Suite** - Coloured suite comprising low level WC, vanity wash hand basin with storage under, shower enclosure with recessed controls, tiled splash-backs, obscure window to front aspect, radiator, shaver point, artex ceiling

**Bedroom 2 11'9" (3.58m) x 10'5" (3.18m)**- Built-in wardrobes to one wall, window to front aspect, TV point, radiator, coved & artex ceiling

**Bedroom 3 11'7" (3.53m) x 9'8" (2.95m)**- Window to rear aspect, radiator, coved & artex ceiling

**Bedroom 4 10'2" (3.1m) x 10'0" (3.05m)**- Window to rear aspect, radiator, coved & artex ceiling

**Bathroom** - White suite comprising 'P' shape step in bath with mixer tap and shower attachment, vanity wash hand basin with storage under, low level WC, tiled splash-backs, obscure glazed window to rear aspect, radiator, shaver point, extractor fan, artex ceilings

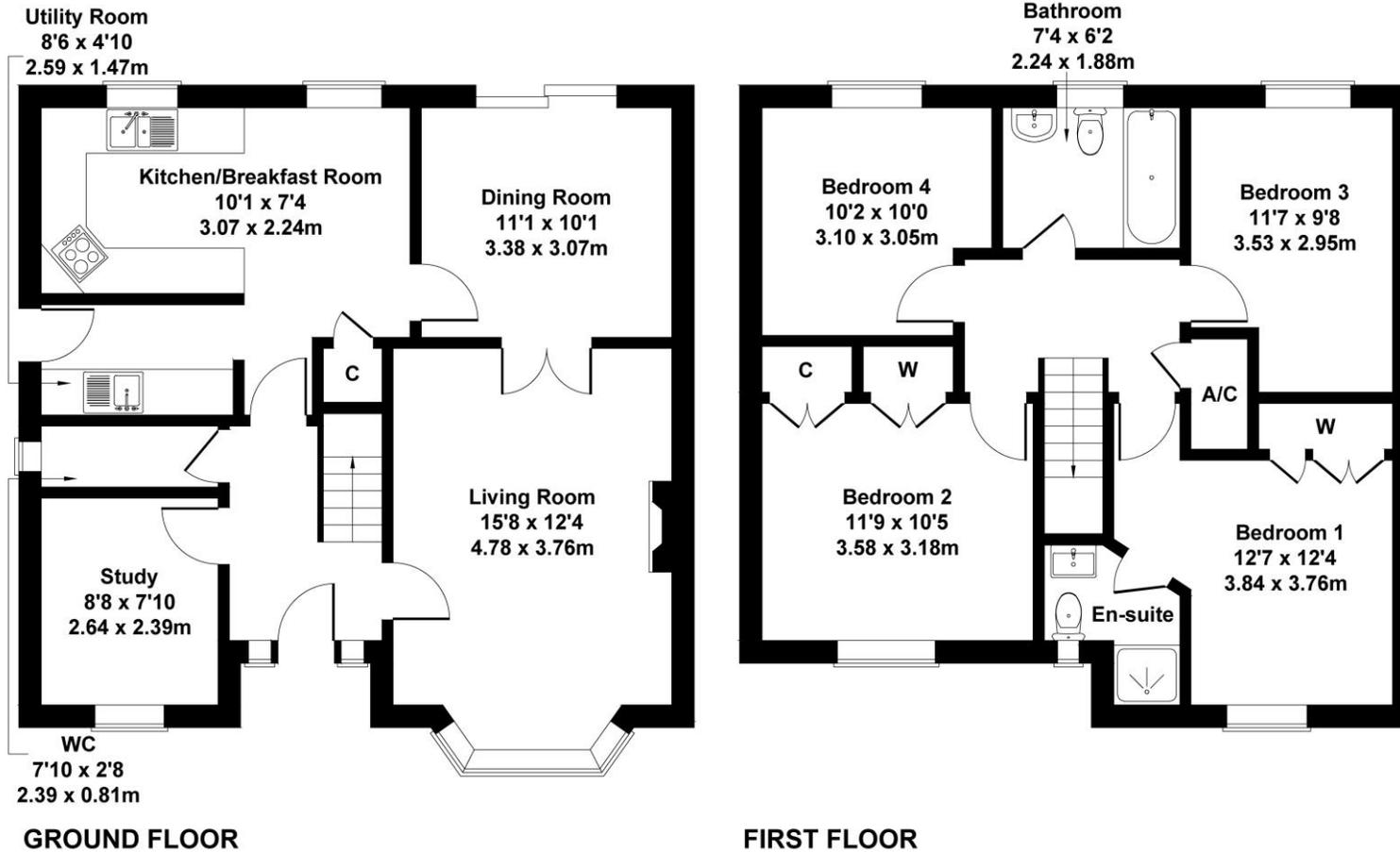
**Outside** - The front garden is laid to lawn and shingle stone being bounded by hedging, path leading to front door, tarmacadam driveway leading to double garage providing ample parking, gate to rear, Fully enclosed rear garden being bounded by timber fencing, predominately laid to lawn with path leading to patio area, borders with established hedging and shrubs, timber shed, hard standing adjacent to side of garage for additional vehicles, double gates to driveway

**Double Garage 16'7" (5.05m) x 16'9" (5.11m)**- 2 Electric roller doors, personal door to side, light and power, eaves storage

£524,000 Freehold

# 13 Preetz Way

Approximate Gross Internal Area  
1412 sq ft - 131 sq m



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

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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