



18 Salisbury Crescent, Blandford Forum, Dorset, DT11 7LX





**A unique opportunity to purchase this 5 bedroom semi-detached home offering generous family sized accommodation over three floors, with the benefit of a completely separate ONE BEDROOM DETACHED ANNEXE.**

Upon entering the property you are greeted into the entrance hall, with stairs to first floor and access into the living room.

With a large window to front aspect, the living room benefits from plenty of natural light, and has double doors through to the good sized conservatory that overlooks the rear garden.

The kitchen is fitted with a range of base and wall units providing cupboard and drawer storage. Front aspect window overlooking the front garden, 1½ bowl sink and drainer, range oven with extractor fan above, space for a dining table.

To the side of the property is a useful utility room and a downstairs WC.

The first floor is host to Bedrooms 1, 4 and 5 - all benefiting from windows providing natural light. The family bathroom is also situated on this floor, with panelled bath, separate shower enclosure, low level WC, wash hand basin and obscured glazed windows to rear aspect.

On the upper floor are Bedrooms 2 and 3 - with velux windows overlooking the rear gardens.

#### **THE ANNEXE**

A fully open plan ground floor offer generous living accommodation, kitchen with storage cupboards, 1/2 bowl sink, space for washing machine and upright fridge/freezer.

Stairs lead to first floor, with useful deep fitted storage cupboard and spacious bedroom with window providing natural light. Door leads to en-suite shower room.

There is a small shingled area to the front of the annexe.

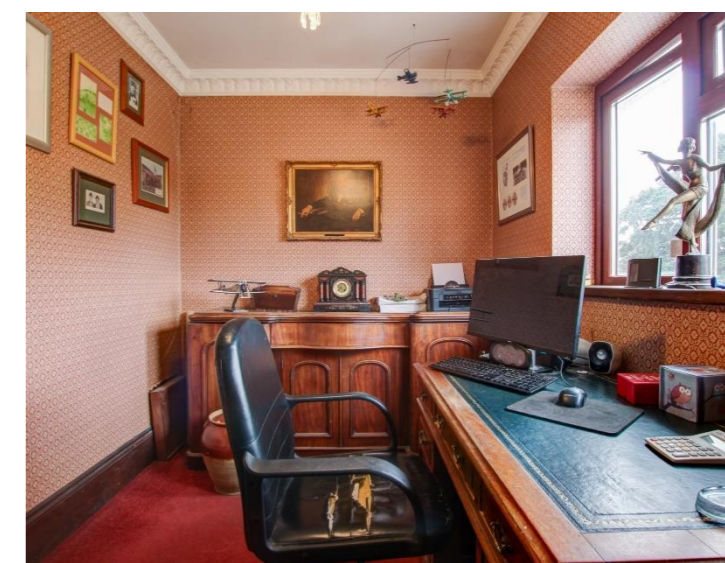
#### **OUTSIDE**

To the front of the property is a concrete driveway which provides parking for a number of vehicles and would be suitable for a caravan/motor home.

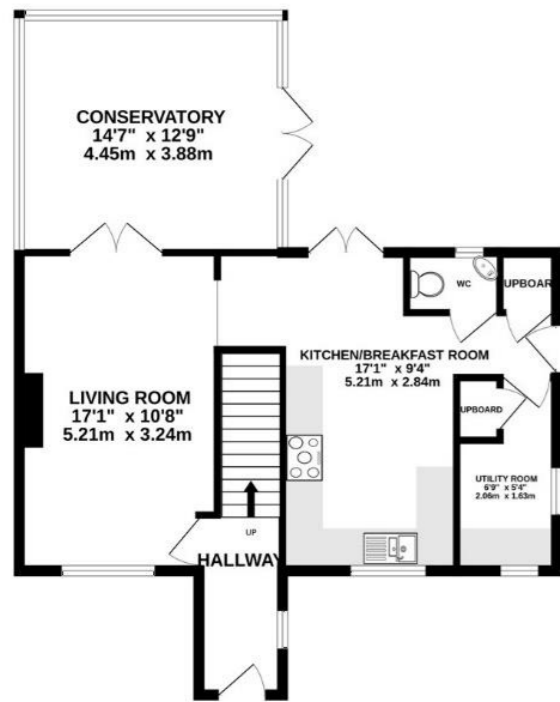
Wooden gate provides access to a secondary parking area, with log store to the right and gate leading into the rear garden.

Split into two parts, the rear garden is of very good size, with a patio area adjacent to the property and steps leading down to grassed area. A good sized shed is situated to the rear of the garden, split into two parts with doors to same.

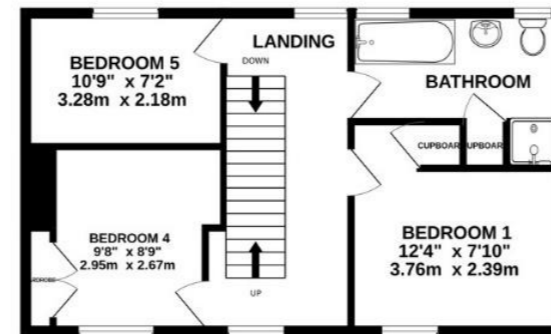
To the very rear of the property is a separate garden area, accessed via brick steps.



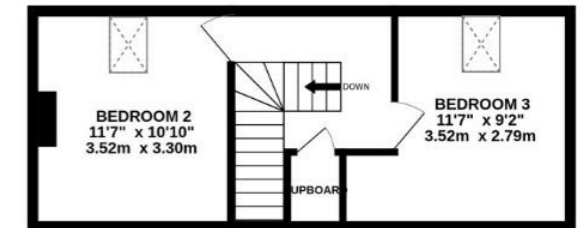
GROUND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



2ND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations 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, common 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 Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600