



9 Sandbourne Avenue, Blandford Forum, Dorset, DT11 7XY





An immaculately presented four bedroom detached property situated on the outskirts of Blandford Forum.

9 Sandbourne Avenue is a stunning example of a modern family home, benefiting from a magnificent open plan kitchen dining area and a double garage.

Offering well-planned accommodation enhanced by the current owners, this light and spacious four bedroom family home is situated within the popular street of Sandbourne Avenue.

To the front of the house is a tarmac driveway and a secure side gate gives access to the rear garden.

Internally the entrance hallway provides access to a downstairs WC, stairs to first floor and access into the kitchen/diner and formal lounge.

One of if not the main feature of this property is the stylish kitchen/dining room which is the real heart of this home and was designed by the owners in 2018.

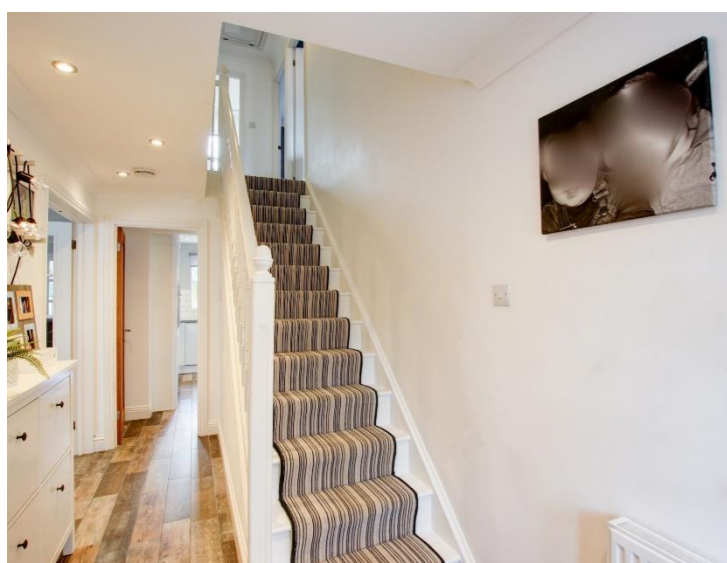
There is a wide selection of high gloss base and wall cabinets providing cupboard and drawer storage. The feature island with stools beneath is an ideal social/breakfast area and there is an induction hob with an above cooker hood above. The kitchen has an integrated dishwasher, two built-in ovens (one with roller door) and an integral fridge.

The dining area flows nicely from the kitchen, with window to front aspect providing natural light and a 'quirky' seating area has been formed beneath the recess of the stairs.

In addition to the ground floor there is the good sized formal lounge, again with window to front aspect providing natural light and double doors providing access to the conservatory situated to the rear of the property.

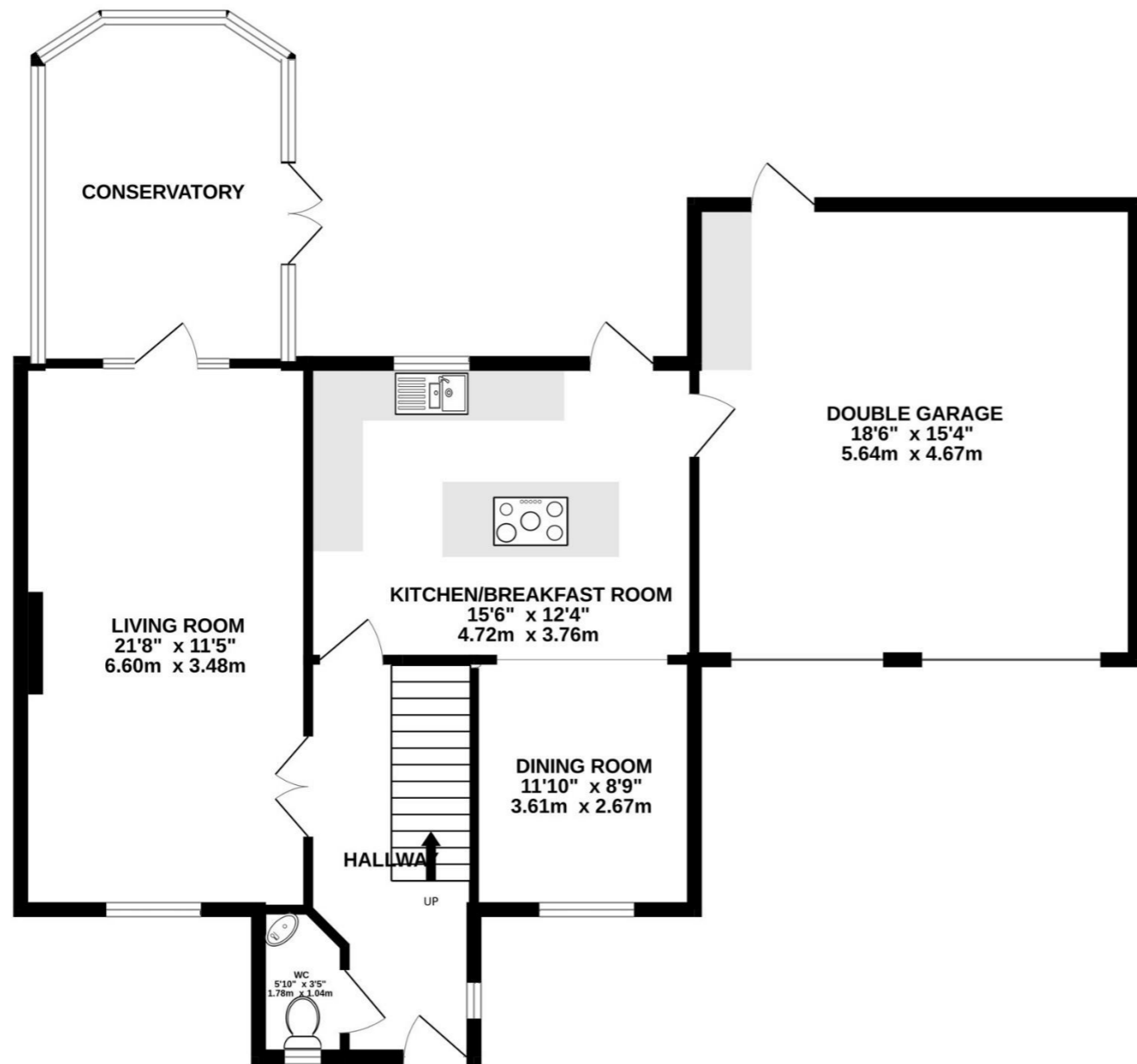
To the first floor are four double bedrooms and a stunning family shower room that was refurbished in 2021. The principle bedroom has a built-in wardrobe and a tastefully designed en-suite bathroom, again refurbished in 2021. Airing cupboard housing hot water tank system – installed in 2022.

The rear garden is predominantly laid to lawn, yet has large patio area to the right hand side which makes a great area for relaxing during the summer months. The double garage has two up and over doors to the front, and internally a useful utility area with GlowWorm boiler housed in the garage too.

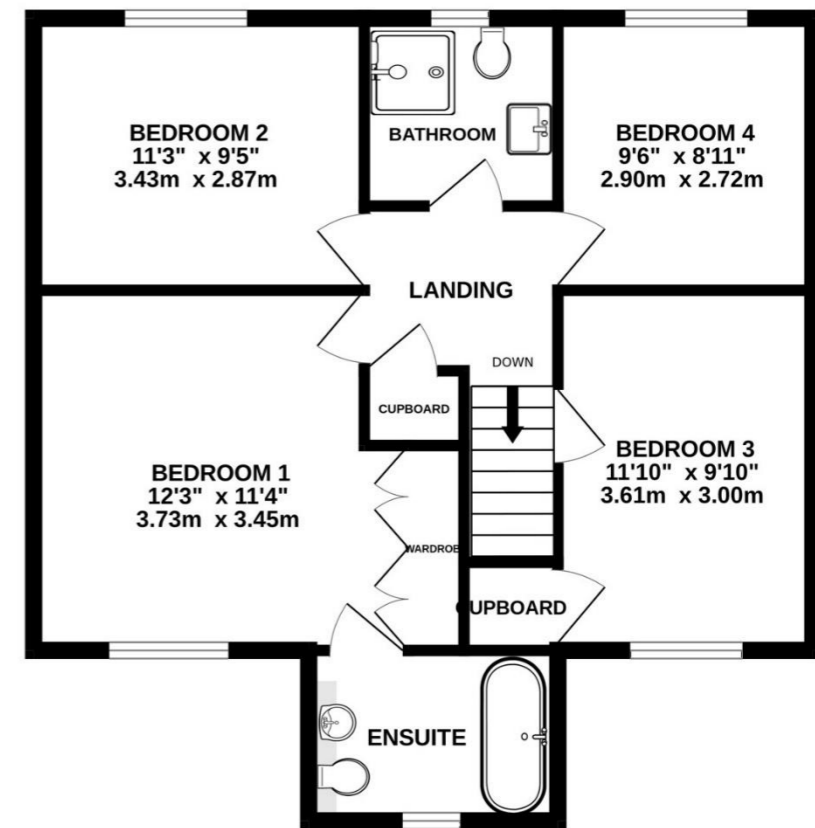


£550,000 Freehold

GROUND FLOOR



1ST FLOOR



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 - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600