



2 Badger Sett, Blandford St Mary, Dorset, DT11 9QL





A superbly presented modern town house offering flexible accommodation extending to 3 floors with a particularly impressive lounge on the first floor with balcony enjoying a south east facing aspect.

A truly stunning three-bedroom townhouse, nestled within an award-winning estate that exemplifies modern living and community charm. This beautifully designed home features a spacious and flexible layout.

As you enter, you are greeted by a bright and airy entrance hall that seamlessly flows into a dining area that could also be used as a third bedroom. The dining space offers a perfect setting for family meals and gatherings. Also to the first floor is a downstairs shower room, a snug, a utility area and a useful store to the front of the property.

The first floor is home to a full length living room, with a fire place being the feature as well as bi-fold doors extending to the balcony.

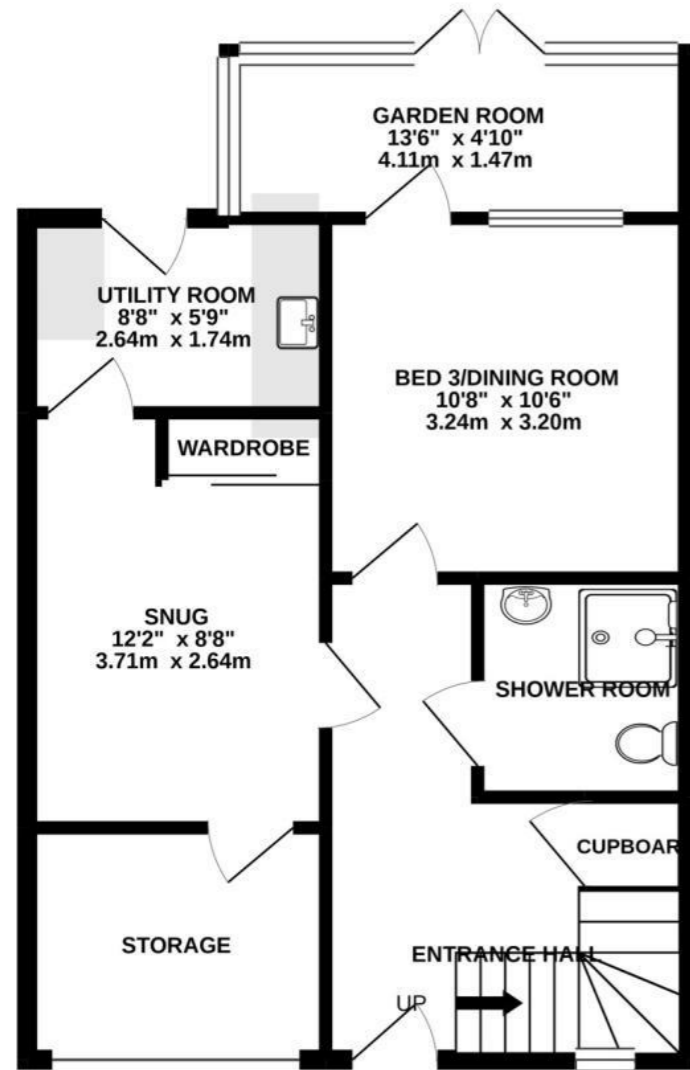
The property boasts three well-appointed bedrooms, each designed with comfort in mind. The master suite features an en-suite shower room, while the additional bedrooms are versatile and can easily accommodate guests or serve as a home office.

One of the stand out features of this townhouse is the delightful balcony that overlooks the serene rear garden.

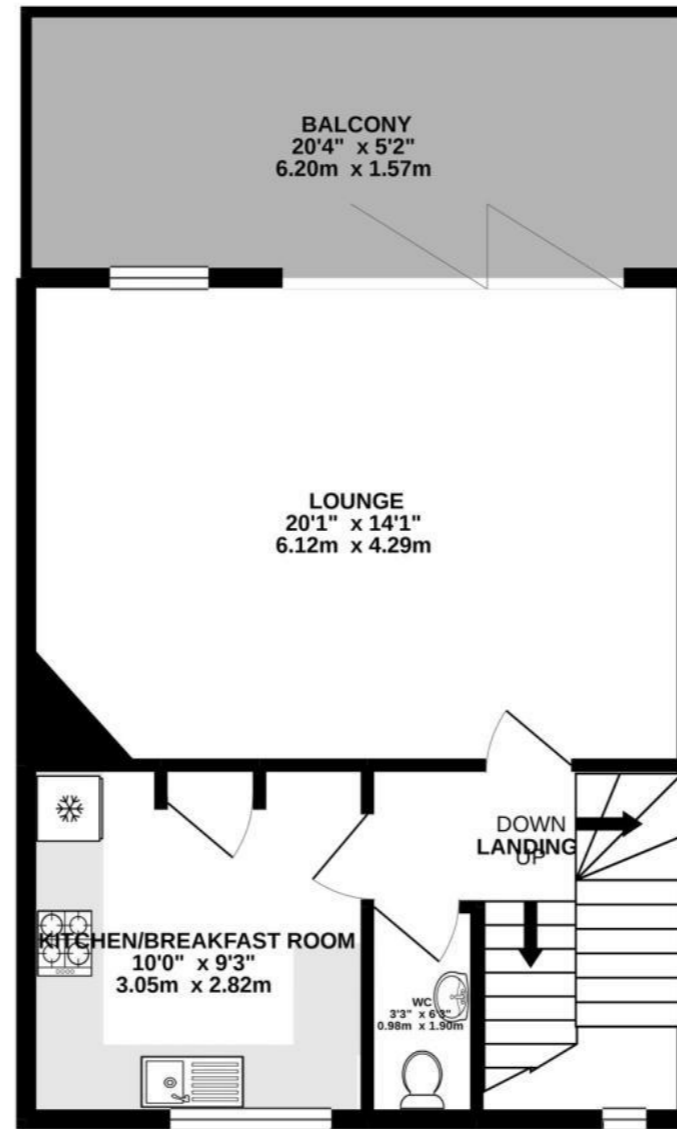
Externally the property has a block paved parking area to the front along with a small grassed area. To the rear is a patio area adjacent to the ground floor, with a manageable rear garden predominately laid to lawn, with stepping stones leading to a storage shed.

- Entrance Hall**
- Shower Room**
- Dining Room/Bedroom 3 10'8" (3.25m) x 10'6" (3.2m)**
- Garden Room 13'6" (4.11m) x 4'10" (1.47m)**
- Snug 12'2" (3.71m) x 8'8" (2.64m)**
- Utility Room 8'8" (2.64m) x 5'9" (1.75m)**
- Storage 7'11" (2.41m) x 6'5" (1.96m)**
- First Floor Landing**
- Cloakroom**
- Kitchen/Breakfast Room 10'0" (3.05m) x 9'3" (2.82m)**
- Living Room 20'1" (6.12m) x 14'1" (4.29m)**
- Balcony**
- Second Floor Landing**
- Bedroom 1 13' (3.97m) x 10'4" (3.16m)**
- En-Suite**
- Bedroom 2 13'7" (4.13m) x 9'4" (2.84m)**
- Bathroom**

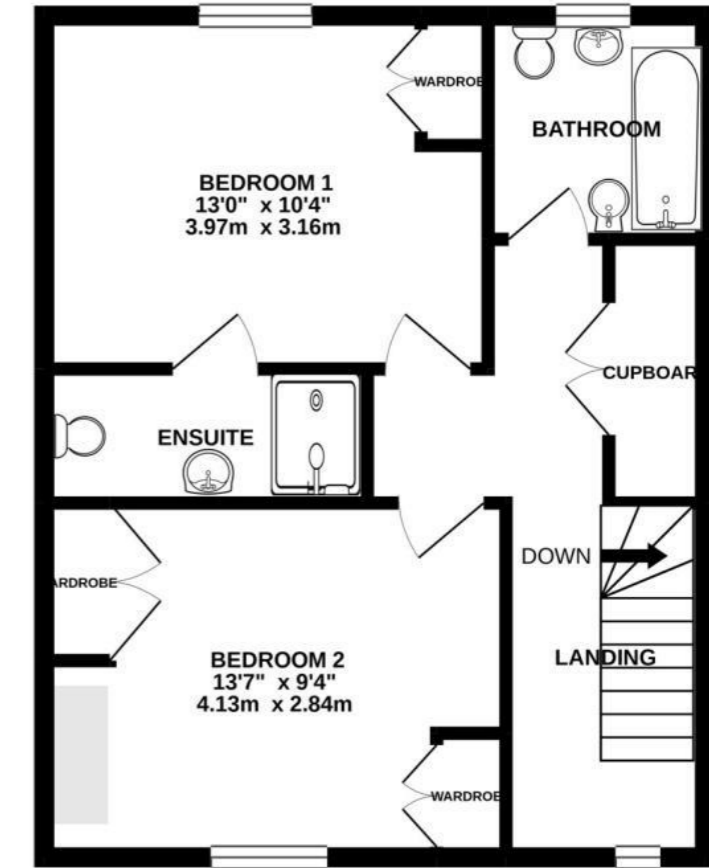
GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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 ©2020

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 - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600

