



18 Counter Close, Blandford Forum, Dorset, DT11 7XJ





A unique opportunity to purchase this three bedroom detached property in this sought after location of town. The property benefits from a garage with off road parking to the front and a superb garden.

Situated at the end of a desirable cul-de-sac and backing onto Larksmead sports field, this detached three bedroom property would make a wonderful family home.

Internally there is a spacious hallway that gives access into both of the reception rooms. The sitting room gets flooded has a front window and the sliding patio doors to the rear garden and the formal dining room has a delightful bay window.

The kitchen is located at the rear of the property, with a range of base and wall units providing cupboard and drawer storage. Space for upright fridge freezer, sink with drainer overlooking the rear garden. A downstairs WC is also located next to the kitchen.

On the first floor are three bedrooms and the main family bathroom has a modern white suite and has been tastefully tiled throughout. The master bedroom benefits from a en-suite shower room that has also been fitted with a modern white suite, the bedroom has currently been arranged, via a stud wall, to allow a separate space that is currently being utilised as a toddlers bedroom but could work well as a study or walk-in dressing room. This could easily be reversed.

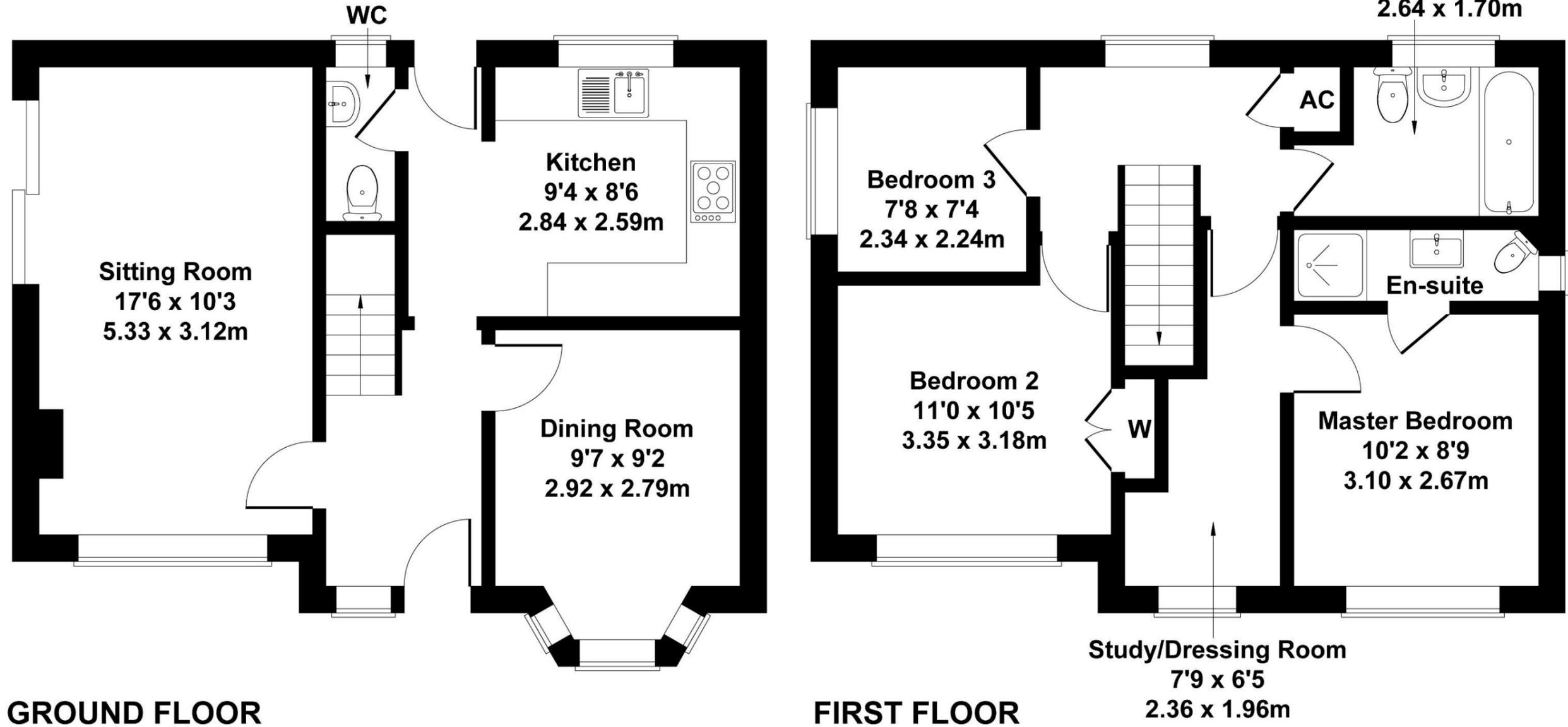
Externally the property has a driveway which leads to a pitched single garage which has light and power. Another feature of this home is the good-sized garden which is mainly laid to lawn and enjoys a sunny aspect.

- Entrance Hall**
- Cloakroom**
- Living Room 17'6" (5.33m) x 10'3" (3.12m)**
- Dining Room 9'7" (2.92m) x 9'2" (2.79m)**
- Kitchen 9'4" (2.84m) x 8'6" (2.59m)**
- First Floor Landing**
- Bedroom 1 10'2" (3.1m) x 8'9" (2.67m)**
- En-Suite**
- Dressing Room/Study 7'9" (2.36m) x 6'5" (1.96m)**
- Bedroom 2 10'5" (3.18m) x 9'7" (2.92m)**
- Bedroom 3 7'8" (2.34m) x 7'4" (2.24m)**
- Bathroom**

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Approximate Gross Internal Area
987 sq ft - 92 sq m

Bathroom
8'8 x 5'7
2.64 x 1.70m



Not to Scale. Produced by The Plan Portal 2024
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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