



31 Kings Road, Blandford Forum, Dorset, DT11 7LD





Bright, modern 2 bedroom semi-detached home with generous living space, landscaped wrap-around garden and two charming loft bedrooms, set in a peaceful residential spot within easy reach of Blandford Forum town centre.

Entrance Hall - Welcoming hall with space for coats and shoes, giving access to the kitchen, bathroom, cupboard and main living areas, with stairs rising to the first floor.

Kitchen - Modern galley-style kitchen with cream fronted units, integrated oven and hob, tiled flooring and a window overlooking the side garden patio.

Sitting Room - Light-filled main reception with large picture window to the front, contemporary fireplace feature and open access to the adjoining dining space.

Dining Room - Generous dining area with plenty of space for a family table, opening to a rear garden snug with full-height glazing and French doors to the terrace.

Landing - Central staircase linking the ground floor living accommodation with the first-floor bedrooms.

Bathroom - Fully tiled family bathroom comprising panelled bath with shower over and screen, pedestal basin and WC, with natural light and modern decor.

Master Bedroom - Spacious loft-style main bedroom with twin roof windows, fitted eaves wardrobes and recessed lighting, creating a cosy yet airy retreat.

Bedroom 2 - First-floor bedroom with sloping ceilings, roof window providing plenty of daylight and colourful feature wall, ideal as a child's room or study.

Storage - Built-in storage cupboard on the first-floor landing, ideal for linens and household items.

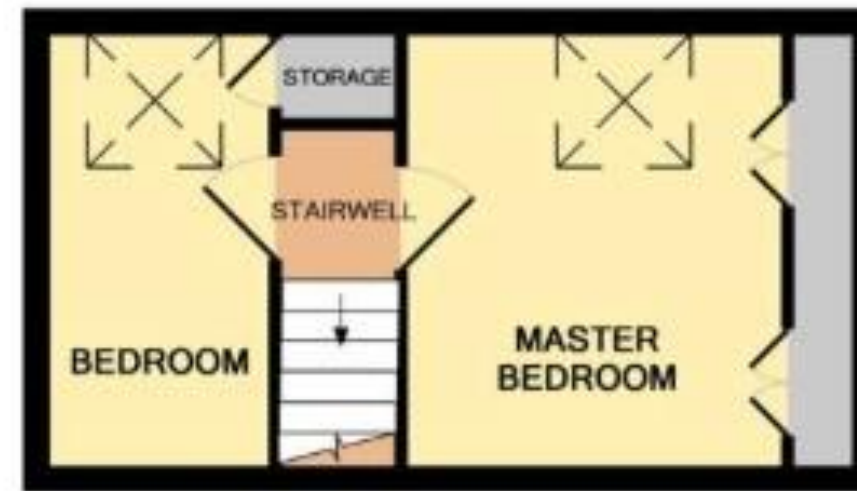
Garden - Mature wrap-around garden with level lawn, established hedging for privacy, patio seating areas and space for outdoor dining and play.



£275,000 Freehold



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2018

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