



**Connells**

St. Andrews View  
Milborne St. Andrew Blandford Forum



## Property Description

A three bedroom end of terrace house located in the popular area of Crossways, offering well-balanced accommodation with front and rear gardens.

The ground floor comprises an entrance hall with cloakroom, a comfortable living room, and a separate dining room providing an ideal space for entertaining. The kitchen is fitted with a range of wall and base units and offers access directly out to the rear garden.

Upstairs, the property offers three bedrooms along with a family bathroom fitted with a suite comprising bath, wash hand basin and WC.

Externally, the property benefits from both front and rear gardens. The front garden is predominantly laid to lawn. To the rear, the garden is accessed via the kitchen and features an initial patio area, with steps leading up past a section of lawn to a rear gate. A garden shed provides useful outdoor storage.

Parking is available on-street.

This property would make an ideal family home or first-time purchase

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with stairs to the first floor, radiator, understairs cupboard with doors leading into the cloakroom, kitchen and living/dining room.

### Living/Dining Room

A door leads from the entrance hall into the dual aspect living/dining room with a double glazed window to the front aspect, stone effect fireplace with an electric fire, two radiators, television and telephone points and double glazed french doors leading into the garden.

### Kitchen

A door leads from the entrance hall into the kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 sink and drainer, integral dishwasher, space and plumbing for a washing machine, a double electric hob and oven, cupboard housing boiler, a radiator, a door leading into the garden and a double glazed window to the rear aspect

### Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, wash hand basin, a radiator and a double glazed window to the front aspect.

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with access to a partially boarded loft, an airing cupboard.

### Bedroom One

A door leads from the first floor landing into bedroom 1 with a double glazed window to the rear aspect, a radiator and a door leading into the ensuite.

### Ensuite

A door leads from bedroom 1 into the partially tiled ensuite with a WC, wash hand basin, shower cubicle, a radiator, shaving point and an extractor fan.

### Bedroom 2

A door leads from the first floor landing into bedroom 2 with a double glazed window to the front aspect, a radiator and a television point.

### Bedroom 3

A door leads from the first floor landing into bedroom 3 with a double glazed window to the rear aspect and a radiator.

### Bathroom

A door leads from the entrance hall into the partially tiled bathroom with a WC, wash hand basin, bath with a shower above, a radiator and a double glazed window to the front aspect.

### Outside Space

#### Rear Garden

French doors from the living/dining room and a door from the kitchen leads out into the low maintenance rear garden, which is a decked area, with steps down into the stoned area with countryside views.

#### Garage

The garage has an up and over garage door with power and light.

#### Parking

The property comes with driveway parking in front of the garage.

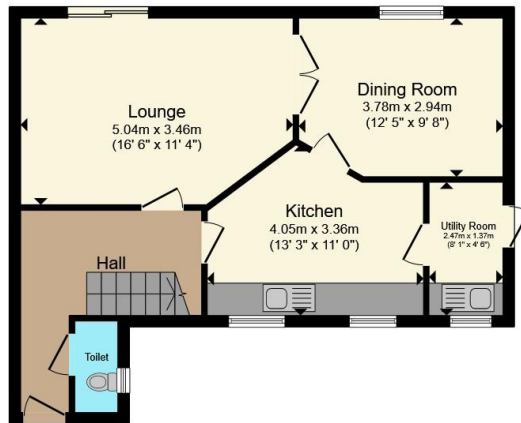
#### Agents Note

The property has a private right of way across the driveway to the neighbours garage.

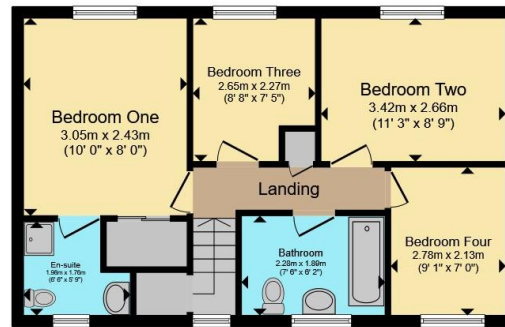




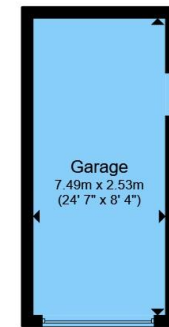




**Ground Floor**



**First Floor**



**Garage**

Total floor area 115.0 m<sup>2</sup> (1,238 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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