



Connells

Turnpike Lane
Blandford St. Mary Blandford Forum

Turnpike Lane Blandford St. Mary Blandford Forum DT11 9QJ

for sale
£350,000



Property Description

The name Turnpike Lane reflects the historic turnpike road system that once served the Blandford area, when toll roads linked market towns across Dorset and supported local trade and travel.

Turnpike Lane is now a quiet and attractive residential cul de sac in the popular village of Blandford St Mary, located immediately south of Blandford Forum. The lane is entirely residential and forms part of a thoughtfully planned and award winning development.

Turnpike Lane enjoys a private and peaceful feel and is particularly popular with families and professional households. Despite its tucked away position, the location is highly convenient. The lane sits just off Upper School Lane, close to the A350/Bournemouth Road, providing excellent access for commuters while remaining sheltered from main road noise. The nearby market town of Blandford Forum is within easy reach and offers a wide range of shops, schools and amenities.

The property itself is a well proportioned three bedroom house, ideally suited to modern living. The accommodation includes a large reception room and a spacious kitchen diner, Upstairs are three bedrooms, including a principal bedroom with en suite shower room, and a family bathroom. Further benefits include a garage and additional off road parking,

Overall, this is an appealing home in a sought after Dorset location, offering modern accommodation, a quiet residential environment, and strong connectivity to surrounding towns.

Entrance Hall

Entrance Door Leading to Entrance Hall with access to all Ground Floor Rooms. Stairs to First Floor.

Reception Room

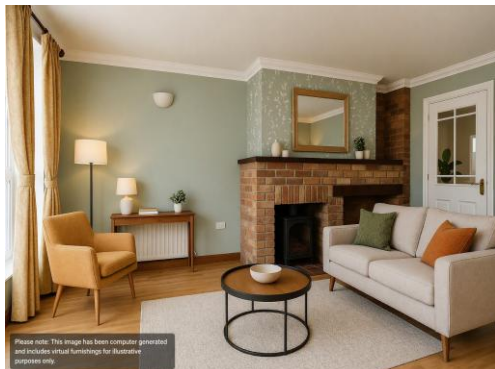
Door with additional two side full height windows leading the to the rear garden and patio. Feature Open Fireplace with brick surround and adjacent log storage alcove. Radiator.

Kitchen Area

Double Doors leading to the garden and patio areas. Door to Utility Room. Range of Cream painted Shaker style base and eye level units with contrasting wood effect work tops, inset stainless steel sink with mixer tap. Inset Gas Hob and electric double oven below above Stainless Steel chimney style extractor fan above. Adjacent drawer unit further cupboard and draws. Double Fridge Freezer unit. Utility space for Dishwasher. Eye level cupboards. Tile floors.

Dining Area

Large Sash Window to front and overlooking the cul-de-sac of Turnpike Lane. Radiator under. Bright and spacious room with wood effect floors and the perfect dinner party location.



Please note: This image has been computer generated and includes virtual furnishings for illustrative purposes only.

Utility Room

Half glazed Door to rear garden, small, glazed window to side elevation. Stainless Steel Sink with mixer taps and single drainer. with tiled splash backs. Wall mounted gas boiler. Two utility spaces and plumbing for washing machine. extractor fan.

Cloakroom

Ground floor Cloakroom with Close coupled WC and Wash hand basin.

Landing

Wide and spacious landing with large sash window to front allowing flood of sunshine in the landing and staircase. Door to all rooms.

Bedroom 1

Large Sash Window to rear overlooking the gardens. Double Built in Wardrobe with shelving above. Radiator. Door to En-Suite.

En-Suite Shower Room

Half tiled room with white suite, wall wash hand basin, Low level WC and enclosed Shower cubical with glass door and thermostatic shower controls.

Bedroom 2

Sash window to rear overlooking the gardens. Radiator. Wardrobes.

Bedroom 3

Sash window to front overlooking the close, Wood floors. Radiator.

Main Bathroom/Wc

Porthole window to front half tiles bathroom with fully tiled shower and bath area. White suite with Pedestal washstand basin, Close coupled WC and paneled bath with mixer taps and shower attachment, with glass screen and Radiator.

Rear Garden

The enclosed and private garden is designed for easy outdoor living, featuring extensive patio areas ideal for sitting out, sunbathing and entertaining-perfect for summer barbecues. Three separate sets of steps lead directly from different rooms within the house, creating a seamless "live in, live out" feel between the indoor and outdoor spaces. Steps lead down to a further patio area, which also provides access to the rear parking area.

Parking And Garage

To the rear of the garden is a purpose built parking area, accessed via double gates from the rear access drive, providing secure off street parking for one vehicle. In addition, there is a brick built garage accessed from the same rear drive, fitted with double doors to the access road and a convenient side door. Together, these provide secure off street parking for two cars.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

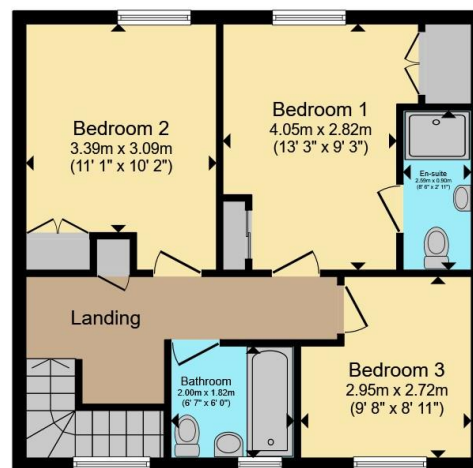




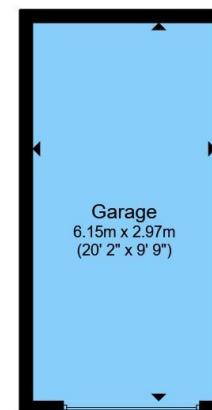




Ground Floor



First Floor



Garage

Total floor area 123.5 m² (1,329 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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