



71 Pigeon Close, Blandford St Mary, Dorset, DT11 9PP





*****No Forward Chain***** A well-presented modern 3 bedroom semi-detached home offering generous living space, upgraded kitchen and utility with stylish bathroom, complemented by front and rear gardens in a convenient residential setting

Kitchen/Breakfast Room 11'5" (3.47m) x 10'0" (3.04m) - Modern cream-fronted units with extensive worktops, integrated oven and gas hob, stainless-steel extractor, space for appliances and breakfast area. Large window overlooks the rear garden, with wood-effect flooring enhancing the bright feel.

Lounge/Diner 17'5" (5.3m) x 13'1" (3.98m) - Generous dual-use living space with feature brick fireplace housing a stove, fitted alcove shelving, wood-effect flooring and picture window to the front. Plenty of room for both seating and dining, ideal for family living and entertaining.

WC - Ground floor cloakroom with modern close-coupled WC and wash basin, finished in neutral tones and conveniently positioned off the entrance hall.

Rear Lobby 6'5" (1.96m) x 6'0" (1.83m) - With door to rear garden and utility room, Wood-effect flooring and neutral décor

Utility Room - Stylish and practical utility with long wooden worktop, plumbing for washing machine and dryer, additional storage cabinets and door leading to the rear garden. Wood-effect flooring and neutral décor keep the space fresh and contemporary.

Bedroom 1 13'1" (3.98m) x 9'1" (2.76m) - Bright double bedroom with fitted wardrobe, neutral décor and large window overlooking the front. Offers comfortable proportions and recessed lighting.

Bedroom 2 10'1" (3.07m) x 9'11" (3.02m) - Second double bedroom with space for wardrobes, carpeted flooring and rear-facing window providing pleasant garden views.

Bedroom 3 8'2" (2.48m) x 6'5" (1.95m) - Single bedroom ideal as a child's room, guest room or home office, with side window and neutral finish.

Bathroom - Contemporary family bathroom featuring a panelled bath with glass screen and shower over, close-coupled WC, pedestal basin, modern wall panelling and window providing natural light.

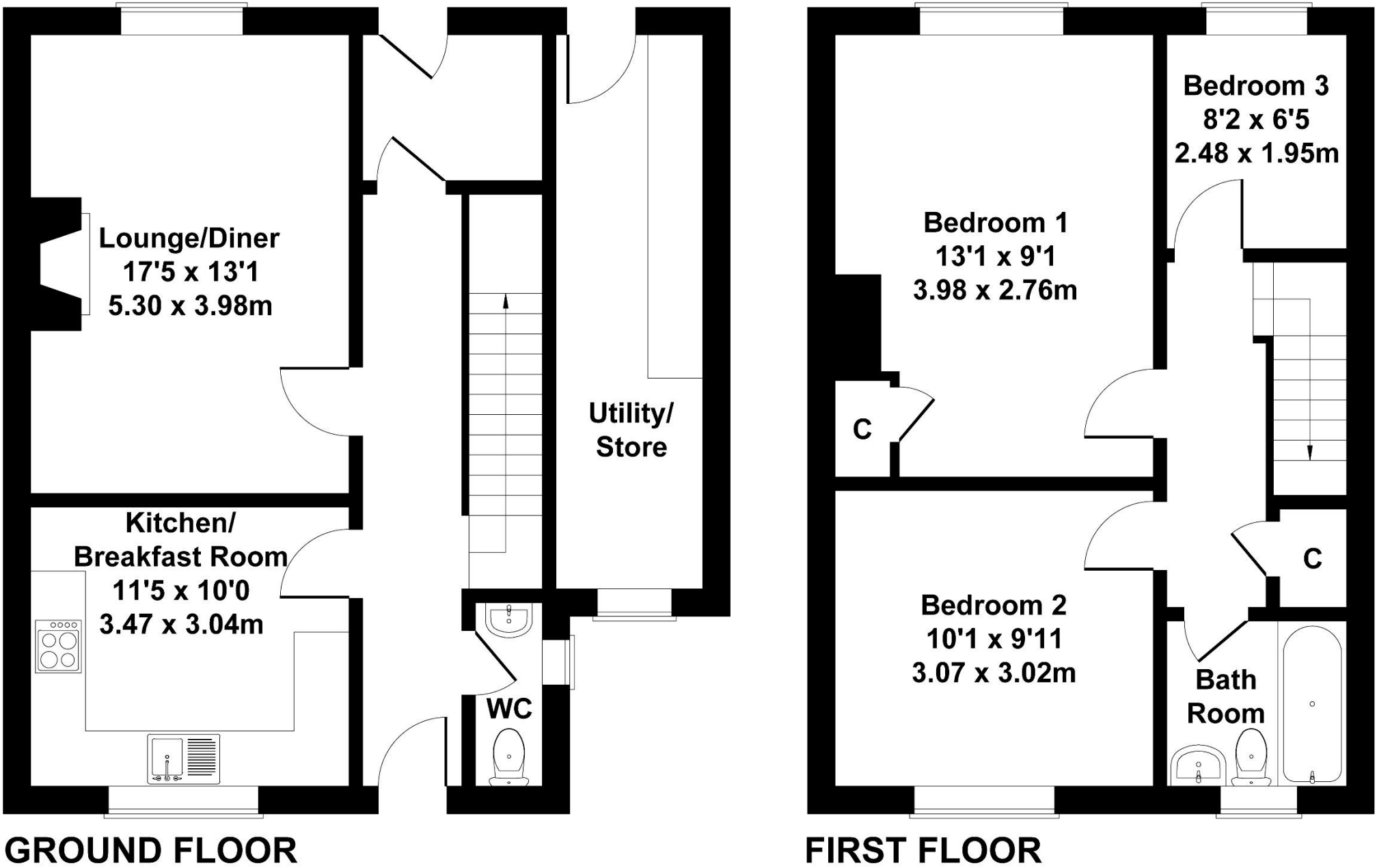
Front Garden - Established front garden with lawn, mature shrubs and pathway to the main entrance, giving attractive kerb appeal to the property.

Rear Garden - Enclosed tiered garden with paved patio for outdoor dining, central steps to a lawned area, planting beds and fencing providing privacy, offering an excellent space for families. gate to side offering access to residents parking



31 Pigeon Close

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2026
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600