



9 White Cliff Gardens  
Blandford Forum  
Dorset  
DT11 7BU

An immaculately presented detached chalet-style bungalow enjoying a beautiful sunny rear aspect situated within the heart of the town centre.



- Modernised and extended home
- Easy walking distance to local amenities
- Generous garden with southerly aspect
- Superbly fitted kitchen/breakfast room
  - UPVC double glazed conservatory
- Garage and resin driveway for multiple cars
- Outbuildings including sheds and summerhouse
  - Quiet cul de sac location

Offers Over **£450,000**

Freehold

Blandford Forum Sales  
01258 452670

[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

This versatile four-bedroom chalet-style residence has been greatly improved by the current owners to provide a spacious, well proportioned accommodation, enhanced by a wonderful southerly aspect rear garden. One of the undoubted features is the location, conveniently situated close to the doctors surgery and town centre amenities.

Upon entry to the home, you are greeted by a spacious double glazed conservatory looking out onto the beautiful rear garden with a glass panelled roof and laminate flooring. The conservatory gives access to the entrance hall serving all the principal rooms and a wrought iron and wood spiral staircase extending to the first floor. The dual aspect sitting room is the perfect place to relax and boasts a feature gas fired wood burner effect fire and brick surround. The impressive kitchen/breakfast room overlooks the rear garden comprising of modern wall and base units with wooden countertop and integrated appliances including an electric fan assisted oven, four ring gas hob, plumbing for a dishwasher and washing machine and space for an upright fridge/freezer. The sink sits beneath the rear facing window, with tiled flooring throughout and a half glazed door leads to the garden. The main bedroom enjoys a front aspect view and is complimented by an ensuite shower room comprising of a quadrant shower enclosure, basin and w.c. The second double bedroom overlooks the rear garden, served by a tastefully updated family bathroom comprising of a pedestal bath and fitted shower above, basin and w.c.

Rising to the first floor landing, there is useful eaves storage and a

Velux window providing natural light. Both bedrooms are spacious and comprise of built-in wardrobes and cupboard space as well as additional eaves storage.

## OUTSIDE

The bungalow has well stocked flower beds offering an array of colour enhanced by a mature palm tree that brings an appealing exotic touch to the frontage, bounded by fencing and a brick dwarf wall with inset wrought iron railings. The recently laid resin driveway offers parking for several vehicles, coupled with a single garage comprising of a range of base units, steel sink and space for a tumble dryer. The beautiful fully enclosed rear garden is of a generous size and enjoys a southerly aspect. The rear garden is mainly laid to lawn with well stocked flower beds and shrubs complimented by specimen trees and a resin patio adjacent to the property perfect for outdoor entertaining. There is a vegetable garden with raised planters, greenhouse and pergola with established grape vine, plus two timber sheds and a summer house. The property allows side access via a wooden gate and a personal door also leads into the garage.

## SITUATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore,

Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

## DIRECTIONS

[what3words///voters.crusaders.expectant](https://www.what3words.com/voters/crusaders.expectant)

## SERVICES

All mains services.

## MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC- D

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



