



April Cottage, Crawford Bridge, Spetisbury, Dorset, DT11 9EA



A charming three bedroom detached cottage, with period character & generous living space, rear garden & set within a picturesque Dorset village.

Kitchen/Diner 18'1" (5.51m) x 17'6" (5.33m)- Impressive heart of the home with extensive fitted cabinetry, range-style cooker, granite-effect worktops and space for a large farmhouse table. Timber flooring, recessed lighting and its dual aspect create a warm, sociable space with access to the garden.

Dining Room 14'3" (4.34m) x 11'8" (3.56m)- Central reception with space for formal dining table and side furniture, featuring cottage-style proportions and direct connection between kitchen and sitting areas, perfect for entertaining.

WC - Ground floor cloakroom with close-coupled WC and wash basin, positioned conveniently off the hall.

Lounge 16'8" (5.08m) x 15'5" (4.7m)- Generous dual-aspect reception with focal fireplace, exposed character detailing and outlook to the front. Offers flexible seating zones for family relaxation or entertaining.

Master Bedroom 18'6" (5.64m) x 13'7" (4.14m)- Spacious principal double bedroom with room for wardrobes and dressing furniture, enjoying views over the garden and easy access to the en-suite and airing cupboard.

En-suite 7'6" (2.29m) x 6'7" (2.01m)- Private shower room to the main bedroom with glazed shower enclosure, WC and pedestal basin, finished in neutral tiling.

Bedroom 3 9'0" (2.74m) x 8'9" (2.67m)- Comfortable room with window to the front, ideal as a child's bedroom, home office or guest room. With mezzanine level accessed via a fix ladder providing additional floor space and character.

Bedroom 2 13'4" (4.06m) x 11'5" (3.48m)- Well-proportioned double bedroom with space for wardrobes and pleasant outlook, positioned away from the main bedroom for privacy.

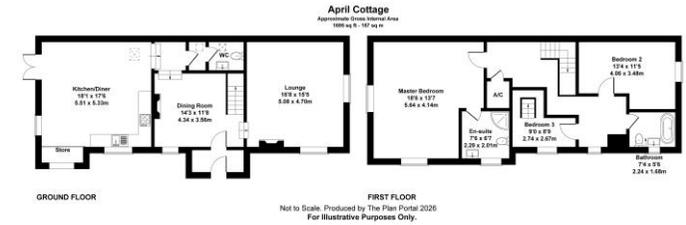
Bathroom 7'4" (2.24m) x 5'6" (1.68m)- Family bathroom with panelled bath, WC and wash basin, complemented by traditional fixtures and front-facing window for natural light.

Store - Up-and-over door from driveway, providing secure storage.

Garden - An enclosed rear garden with lawn and established hedging.

Parking - There is parking for one car on the driveway to the front of the property. An electric car charger is fitted to the front of the property.

£375,000 Freehold



Agents Note - Please note: the kitchen photo has been edited using AI to remove belongings from the room.

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Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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

Tel: 01258 459600

EPC Rating -TBC

