





### Property Description

Set on the sought-after Gurkha Road in Blandford Forum, this attractive three-bedroom detached family home offers modern living, generous space, and excellent convenience to local amenities. Thoughtfully designed throughout, it's an ideal choice for families, first-time movers, or anyone seeking a comfortable home in a well-connected Dorset town.

The welcoming lounge features French doors opening directly onto the private garden, creating a bright, airy space perfect for relaxing or entertaining. The open-plan kitchen and dining area also enjoys direct access to the garden, making indoor-outdoor living effortless, ideal for summer gatherings or keeping an eye on children playing outside.

Upstairs, Bedroom 1 benefits from its own en-suite, while two further well-proportioned bedrooms are served by a modern family bathroom. The home also offers a private rear garden, fully enclosed for peace of mind, with a rear gate providing convenient access to the garage and parking space .

With its practical layout, modern comforts, and excellent location, this home is ready to move straight into.

Blandford Forum is a charming Georgian market town on the banks of the River Stour, known for its elegant architecture, and easy access to the Dorset countryside. The town offers a selection of shops, cafés, supermarkets, and schools, along with regular markets and local events that bring the community together. Blandford strikes a lovely balance between rural tranquillity and convenience.

### Entrance Hall

The entrance hall is carpeted.

### Lounge

The lounge has double glazed French doors to the rear garden and a radiator.

### Kitchen / Dining Room

The open plan kitchen / dining room has two double glazed windows to the front of the property and a double glazed window to the rear of the property. The kitchen /dining room has both wall and base units, an integrated hob, oven, and microwave, an extractor hood, a one bowl sink and drainer, 2 radiators and has space for a washing machine and a fridge freezer.



## **Cloakroom**

The cloakroom has a double glazed window to the front of the property. It has a WC, hand wash basin with a vanity unit and a radiator.

## **First Floor**

### **Landing**

The landing has two double glazed windows to the front of the property.

### **Bedroom 1**

Bedroom 1 has two double glazed windows to the rear of the property and a radiator.

### **En Suite**

The part tiled en suite has a double glazed window to the side of the property. It has a shower cubicle, WC and hand wash basin.

### **Bedroom 2**

Bedroom 2 has two double glazed windows to the rear of the property.

### **Bedroom 3**

Bedroom 3 has two double glazed windows to the front of the property.

## **Bathroom**

The part tiled bathroom has a shower cubicle, a WC, a hand wash basin with a vanity unit, a shaver point and a heated towel rail.

## **Outside**

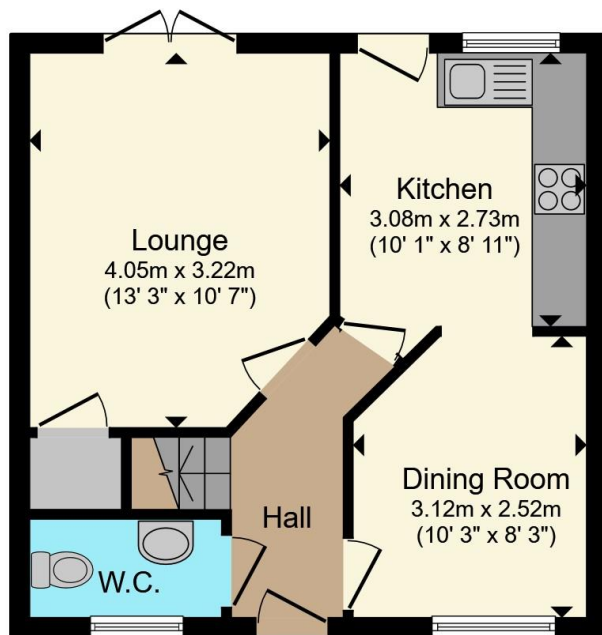
### **Front Garden**

The front garden has gravel areas and a gate offering side access to the rear garden.

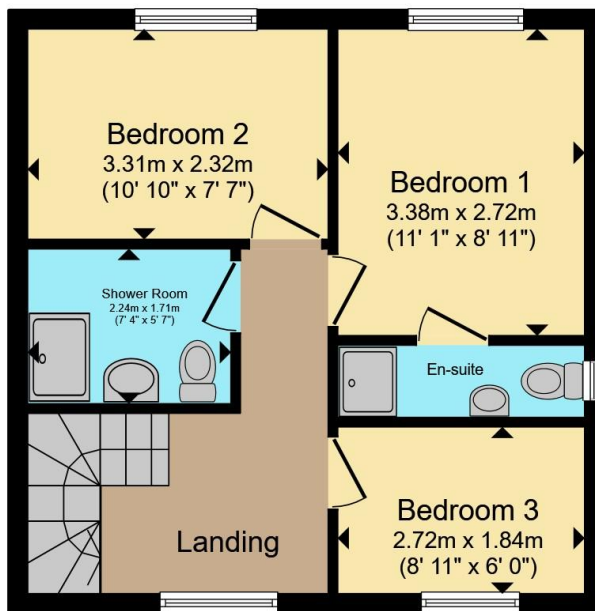
### **Rear Garden**

The rear garden has a paved path and steps to the artificial grass and gravel areas. It has shrub and fence borders, an external tap, an external light, side access to the front of the property and a gate to the rear offering access to the allocated parking space and garage.





**Ground Floor**



**First Floor**

Total floor area 76.2 m<sup>2</sup> (821 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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: D

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Tenure: Freehold



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Property Ref: BLF306522 - 0002