



16 Sandbourne Avenue, Blandford Forum, Dorset, DT11 7XY





A well presented three-bedroom detached house with garage, driveway parking, landscaped gardens and well-planned living space, one of only 5 houses in a desirable residential cul de sac within easy reach of Blandford Forum's amenities and countryside walks.

Sitting Room 17'7" (5.36m) x 10'3" (3.12m) - Inviting single aspect reception with central decorative fireplace, neutral decor and ample space for family seating, overlooking the front garden.

Dining Room 10'4" (3.14m) x 9'10" (3m) - Well-proportioned formal dining space with sliding glazed doors opening directly to the patio and landscaped rear garden, ideal for entertaining.

Kitchen 9'10" (3m) x 9'7" (2.92m) - Good quality well fitted kitchen with extensive storage, worktops, vinyl floor and integrated oven and hob, enjoying views over the rear garden.

Utility Room 9'4" (2.84m) x 5'8" (1.73m) - Practical utility with additional base and wall units, sink, appliance space and external door to the garden, providing a useful secondary entrance, with internal door into garage.

Ground Floor WC - Convenient cloakroom off the hallway with basin and WC, ideal for guests and everyday use.

Garage 19'2" (5.84m) x 9'2" (2.79m) - Integral single garage with up-and-over door, power and lighting, accessible from the driveway and suitable for storage or vehicle.

Bedroom 1 10'7" (3.23m) x 10'7" (3.23m) - Generous main double bedroom with fitted wardrobe, pleasant front aspect and direct access to a private en-suite shower room.

En-suite - Smartly presented shower room with tiled surrounds, shower enclosure, basin and WC, serving the main bedroom.

Bedroom 2 11'1" (3.38m) x 10'6" (3.2m) - Large double bedroom with space for twin beds or a king-size, neutrally decorated and overlooking the rear garden.

Bedroom 3 7'10" (2.39m) x 7'10" (2.39m) - Versatile third bedroom currently arranged as a study, ideal as a home office or single bedroom.

Family Bathroom - Well-kept bathroom with panelled bath and hand held shower over, pedestal basin and WC, finished with tiled surrounds and natural light.

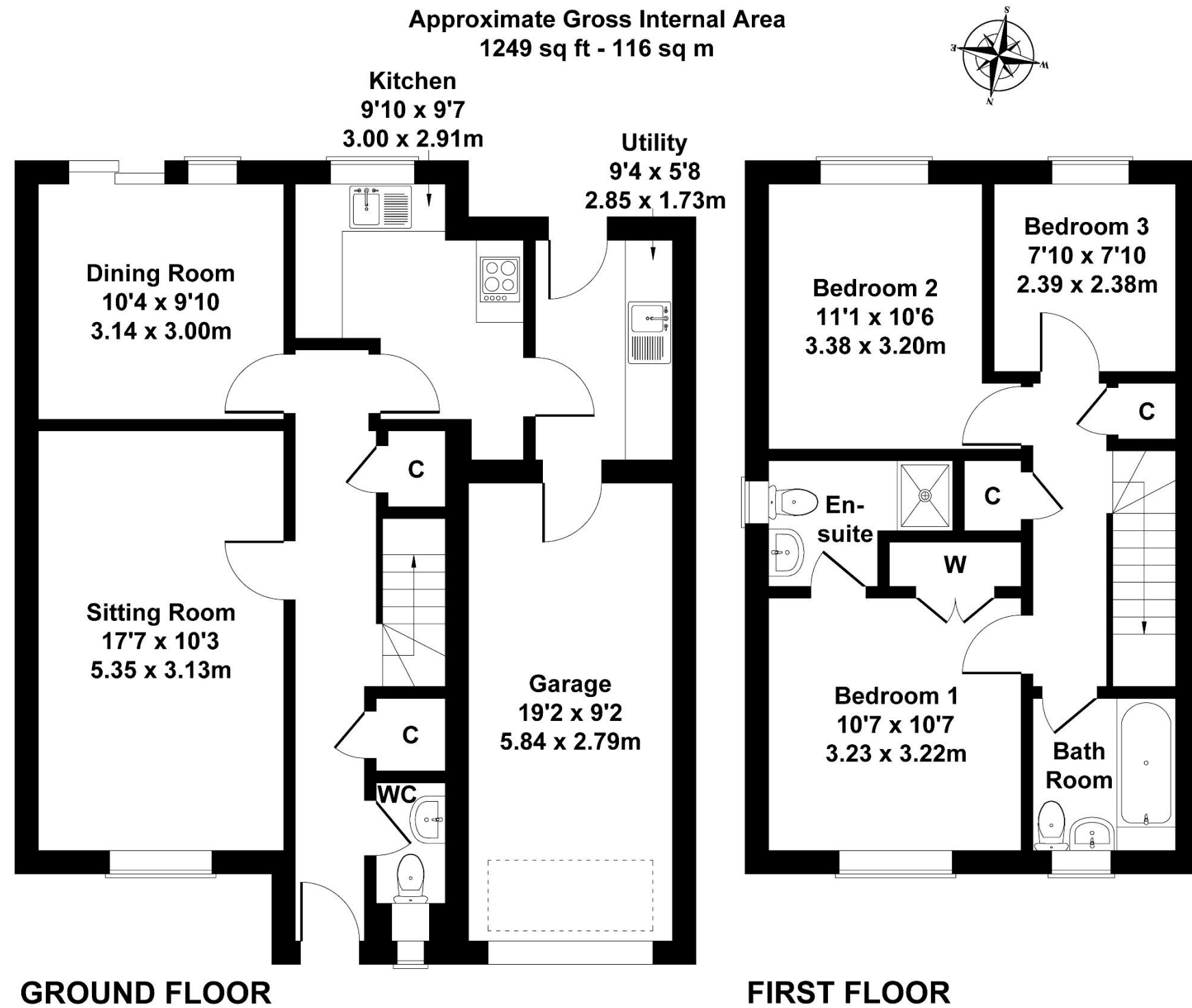
Entrance Hall - Welcoming hallway with stairway to the first floor, understairs storage and access to principal rooms; wide layout suitable for disabled access.

Front Drive and Parking - Expansive tarmac drive providing off-road parking for two vehicles in front of the house and garage, bordered by colourful planting.

Rear Garden - Beautifully landscaped south-facing garden with large patio, lawn, mature shrubs and abundant flower borders, offering a private outdoor retreat.



£375,000 Freehold



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

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