



6 Blandford St Mary, Blandford St Mary, Dorset, DT11 9LH





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Solid door with glazed panel above to the entrance hall. The living room has a sash window to front aspect offering pleasant views towards Bryanston School gates. Woodburner (not included in sale) set in chimney breast with exposed brick surrounds and tiled hearth.

The L shaped dining area has a window overlooking rear garden and stable door to same, stairs to first floor with storage cupboard under, tall unit housing new combi gas fired boiler serving domestic hot water and central heating. The downstairs cloakroom is accessed here.

The kitchen is a cottage style kitchen comprising base units providing cupboard and drawer storage, range of matching wall units incorporating 2 tall units with central feature arch with Rangemaster 5 ring gas cooker below. Worktops with complementary tiled splashbacks incorporating single bowl sink inset with mixer tap.

The spacious master bedroom offers pleasant views towards Bryanston School gates. The second bedroom is also a double and has a vaulted ceiling with exposed beams and enjoys views to same.

The bathroom comprises a panelled bath with mixer tap/shower attachment, pedestal wash hand basin with matching taps, low level WC, complementary tiled splashbacks.

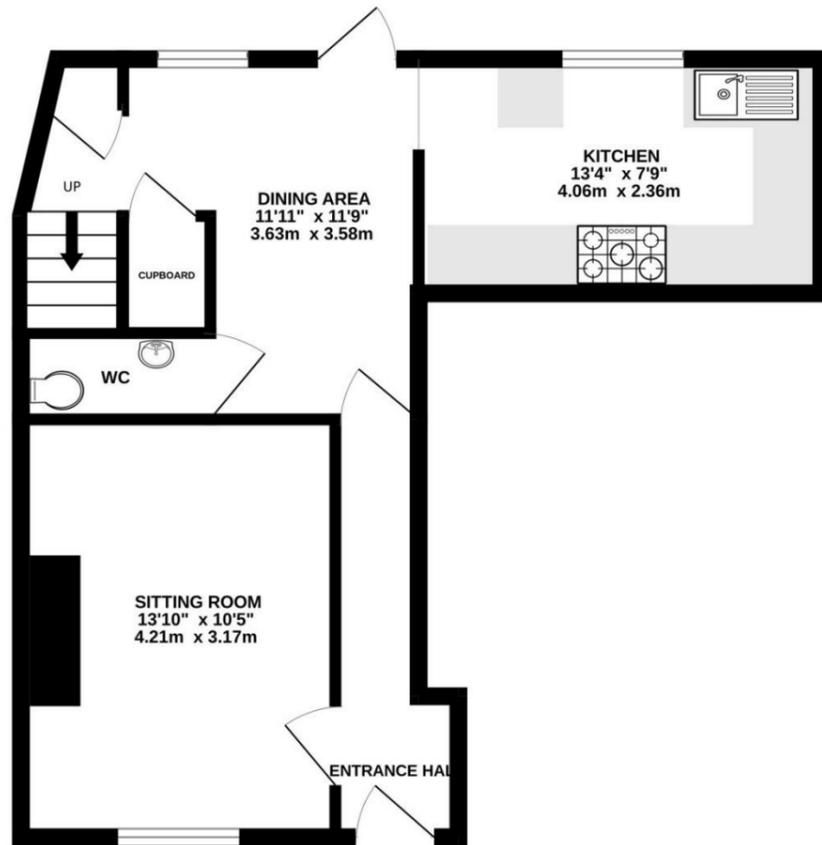
OUTSIDE

The fully enclosed rear garden is an undoubted feature of the property measuring approximately 78` in length with paved patio immediately adjacent to property. Brick retaining wall and matching steps to remainder of garden comprising lawned area with well stocked flower/shrub borders in turn leading to shingle stone and concrete hardstanding area. There is a useful outbuilding with light and power, ideal for individuals that work from home. To the rear is a single garage with up and over door accessed via a lane to the side of the property.

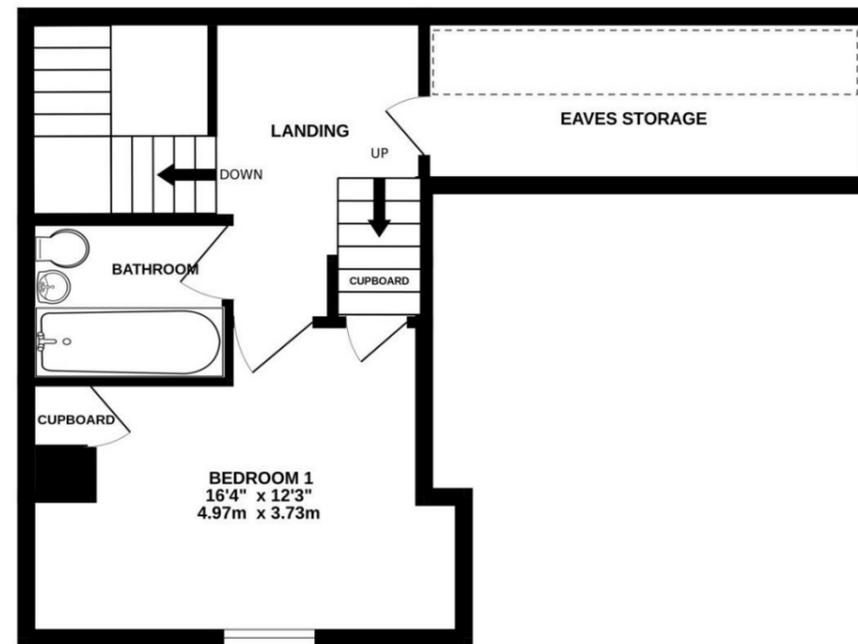


- Entrance Hall**
- Sitting Room 13'10" (4.22m) x 10'5" (3.18m)**
- Dining Area 11'11" (3.63m) x 11'9" (3.58m)**
- Cloakroom**
- Kitchen 13'4" (4.06m) x 7'9" (2.36m)**
- First Floor Landing**
- Bathroom**
- Bedroom 1 16'4" (4.98m) x 12'3" (3.73m)**
- Second Floor**
- Bedroom 2 16'1" (4.9m) x 11'9" (3.58m)**
- Single Garage**

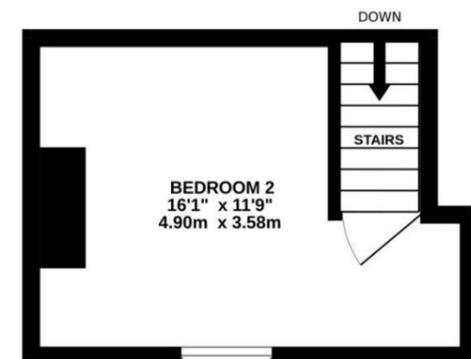
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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