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Preetz Way, Blandford Forum, Dorset

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Preetz Way
Blandford Forum
Dorset
DT11 7XH

A well presented three-bedroom detached home with a garage and driveway parking in a sought after cul-de-sac location.



- Immaculately presented throughout
 - Landscaped sunny rear garden
 - Garage & driveway parking
 - Sitting room & separate dining room
 - Large conservatory
 - Ensuite to master bathroom
- Within close reach of Larksmead sports ground
 - Vendors suited

Offers In Excess Of **£400,000**

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



PROPERTY

This spacious detached home is situated within a desirable cul-de-sac location on the outskirts of the town centre.

The property enjoys a beautiful front garden mainly laid to lawn with neat herbaceous flower beds and a path leading to the front door. There is a storm porch over the door with a tiled roof, leading to a spacious hallway which has been fitted with oak flooring serving the principal rooms. The dual aspect sitting room boasts a feature brick fireplace with fitted electric fire and sliding patio doors into a superb conservatory, which has French doors out to the patio. The kitchen comprises of a range of cream country style wall and base units with tiled splashbacks, ceramic sink and drainer, built in electric oven and 4-ring gas hob with extractor above, plumbing for a washing machine and dishwasher and space for a fridge freezer. A door leads to a rear lobby and out to the garden. Completing the ground floor is a cloakroom and useful understairs storage.

Rising to the first floor, the master bedroom has been fitted with a range of wardrobes and a sit-up dressing table. This is coupled with a stylish ensuite shower room. The two additional bedrooms are well proportioned and these are served by a modern family bathroom which has been tastefully tiled. There are pleasant tree-lined views from the rear aspect and the airing cupboard is situated on the landing.

Externally the private sunny rear garden is a lovely feature of this home. There is a large patio area which is perfect for outdoor entertaining and the remainder has been laid to lawn with colourful plant and shrub borders. A side door provides access into the single pitched garage which has power and light. A secure side door also gives access to the driveway.



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. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

DIRECTIONS

what3words///rehearsed.called.ramming

SERVICES

All mains services.

MATERIAL INFORMATION

Dorset Council Tax Band - E

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>



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Approximate Area = 1080 sq ft / 100.3 sq m

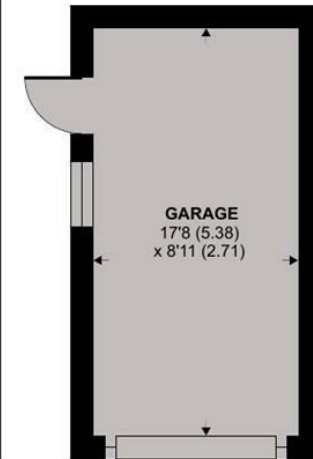
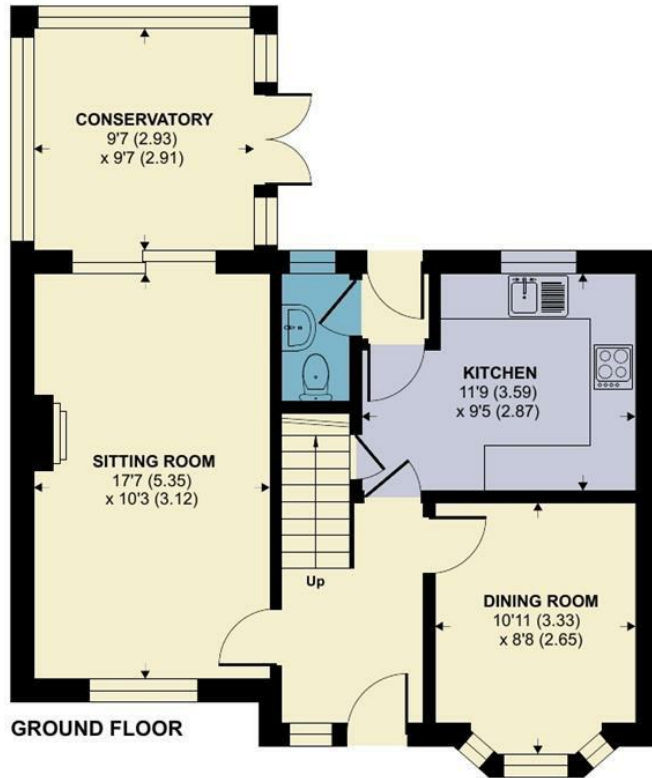
Garage = 157 sq ft / 14.5 sq m

Total = 1237 sq ft / 114.8 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Energy Efficiency Class	Score
A	82
B	71
C	67
D	55
E	49
F	38
G	13

England & Wales
EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1446763



Blandford/RB/April 2026



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



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