



11 Folly Lane, Blandford St Mary, Dorset, DT11 9QF





This modern 3 bedroom townhouse is set in one of Blandford's most sought-after areas and offers spacious, versatile accommodation arranged over three floors

The front door opens into a welcoming entrance hall with stairs rising to the first floor and a convenient downstairs cloakroom. The sitting room exudes warmth and character, featuring an open brick fireplace with a wooden mantle, exposed ceiling beams and door that open onto the rear garden. The well-proportioned kitchen and breakfast room is fitted with a range of wooden base and wall-mounted units, tiled flooring. Integrated appliances include an electric eye-level double oven and grill, and a gas hob with extractor fan, while there is also space and plumbing for further white goods and room for a breakfast table and chairs. Leading from the kitchen, a bright conservatory provides a delightful additional living space, ideal for use as a dining or family room, with doors opening out to the rear garden. A separate study/utility room, currently used as both, offers valuable flexibility for home working or storage.

The first floor features two generous double bedrooms, both filled with natural light. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second bedroom on this level is served by a family bathroom with a shower, wash hand basin and WC.

A further staircase leads to the second floor, where a superb third bedroom has been thoughtfully created. This spacious and bright room, with its own en-suite bathroom, offers excellent versatility — ideal as a luxurious primary suite, a guest room, or a private retreat for a teenager.

Outside, the rear garden is designed for easy maintenance, mainly laid to paving and bordered by flower beds and mature shrubs, providing a private and attractive outdoor space perfect for entertaining or relaxing. The rear of the property can be accessed via wrought iron double gates leading over a tarmac driveway to a garage with power and light, along with off-road parking.

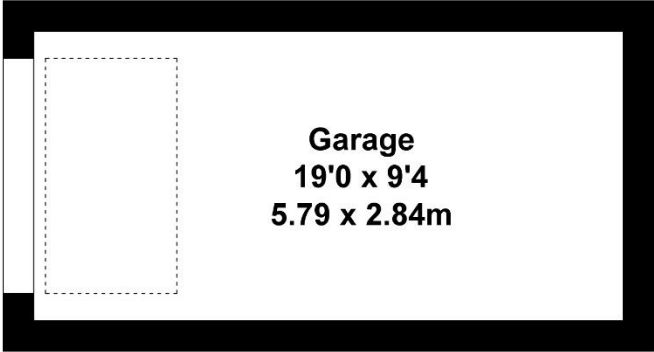
£400,000 Freehold

11 Folly Lane

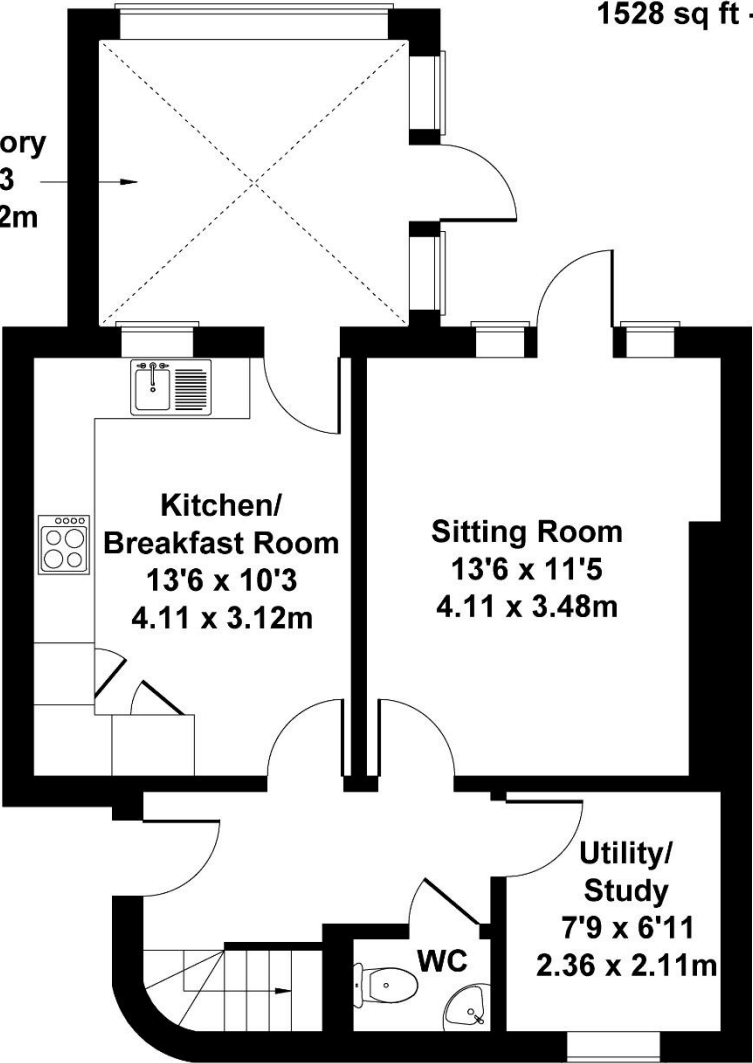
Approximate Gross Internal Area
1528 sq ft - 142 sq m



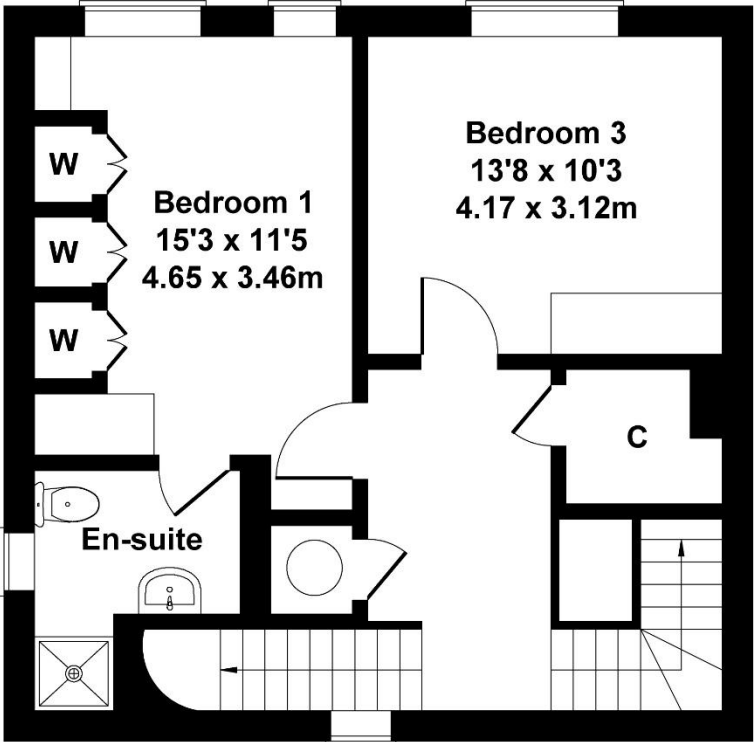
Conservatory
10'0 x 9'3
3.05 x 2.82m



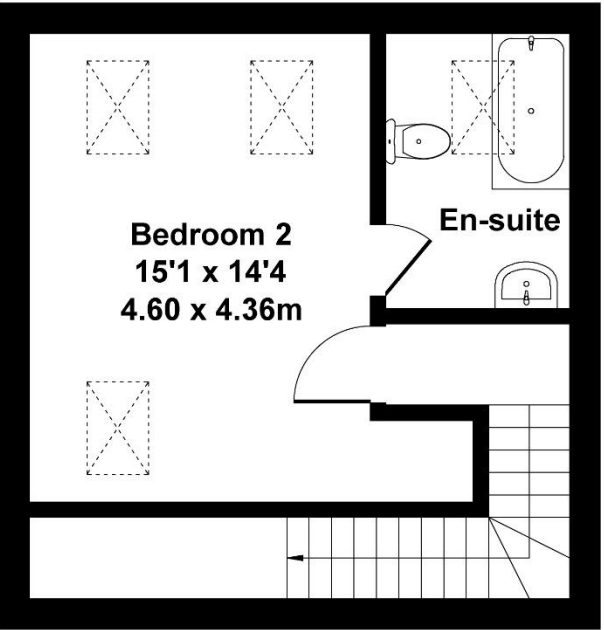
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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