Forum
Sales & Lettings

Squirries, 5 River Valley, Spetisbury, Dorset, DT11 9DW

Attractive 2 bedroom brick & flint semi-detached home with generous kitchen/breakfast room, two bath/shower rooms and allocated parking, set in the popular village of Spetisbury

Kitchen / Breakfast Room 15'3" (4.65m) x 9'11" (3.02m) - A generous dual-aspect kitchen fitted with extensive pine-fronted units, integrated oven and hob with extractor, space for further appliances and a breakfast table. Tiled splashbacks, recessed ceiling lighting and a door opening to the rear courtyard garden.

Sitting Room 15'4" (4.67m) x 9'6" (2.9m) - Well-proportioned reception room with central feature fireplace housing a gas fire, picture window to the front, glazed double doors opening onto the rear garden terrace, creating an excellent space for entertaining.

WC - Ground floor cloakroom off the entrance hall with low level WC and wash basin, tiled splashback and extractor, ideal for guests and day-to-day convenience.

Master Bedroom 12'11" (3.94m) x 9'8" (2.95m) - Spacious main bedroom with front aspect window, built-in mirrored wardrobes providing excellent storage, and direct access to the en-suite shower room.

En-suite - Modern tiled shower room with corner glazed enclosure, pedestal basin and WC, heated towel rail and obscured window for natural light and ventilation.

Bedroom 2 10'2" (3.1m) x 8'5" (2.57m) - Good-sized double bedroom with window overlooking the rear aspect, radiator, space for free-standing furniture.

Bathroom 6'7" (2.01m) x 6'5" (1.96m) - Family bathroom comprising panelled bath with mixer taps, pedestal wash basin and WC, part-tiled walls and window to the side elevation.

Front Garden / Terrace - Enclosed low-maintenance frontage with decked pathway, set behind a brick wall and railings, providing a pleasant approach to the property. timber shed to side.

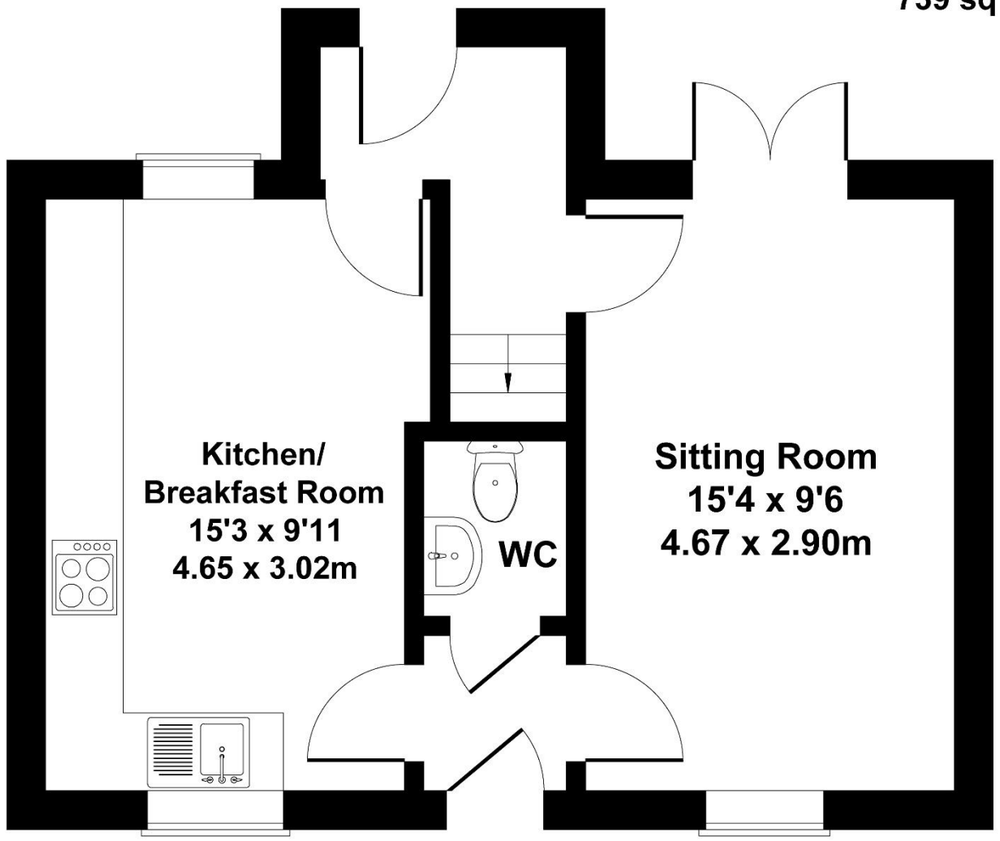
Rear Courtyard Garden - Secluded, easy-care rear garden with a mix of paving and gravel, raised planted borders and space for outdoor seating, accessed from both kitchen and sitting room.
A further garden area extends behind the parking area, providing a terraced garden with access onto the North Dorset Trailway - perfect for walks on your doorstep!

Parking Area - Private hardstanding to the rear of the property providing two allocated parking spaces.

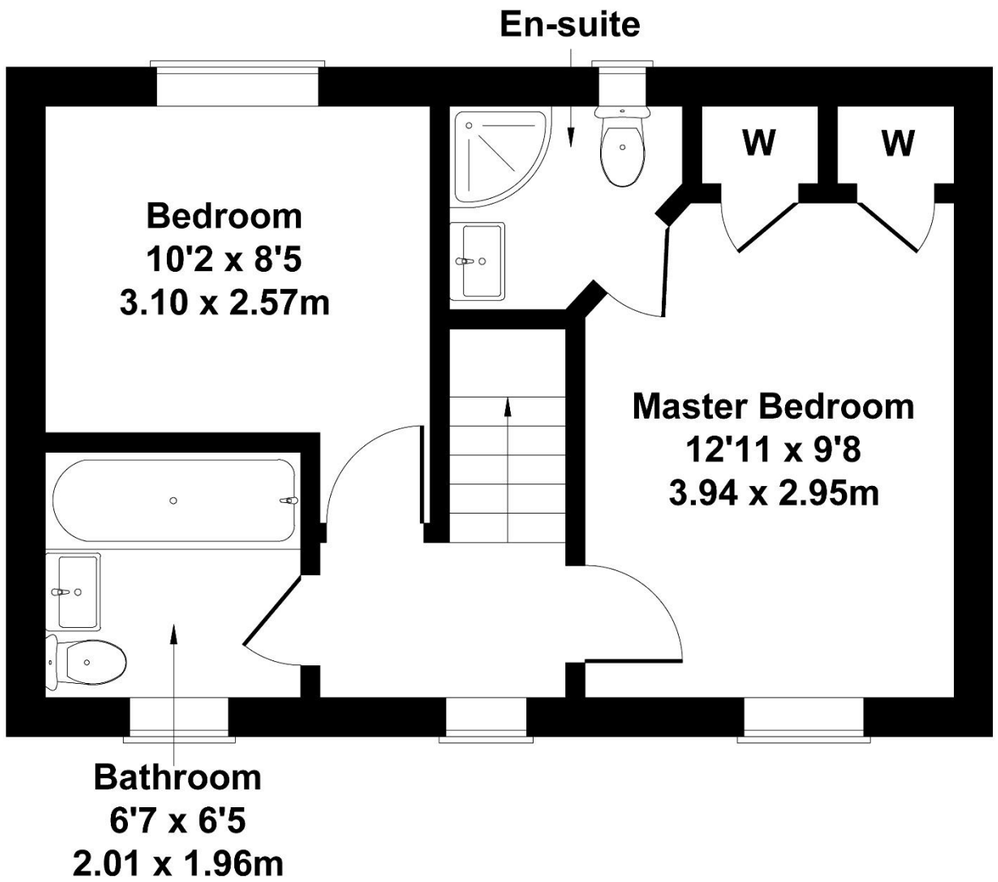
£270,000 Freehold

5 River Valley

Approximate Gross Internal Area
739 sq ft - 69 sq m



GROUND FLOOR



FIRST FLOOR

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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