



11 Maple Tree Close, Blandford Forum, Dorset, DT11 7FU





NO FORWARD CHAIN: A stunning and substantial 4 double bedroom 2 en-suite detached house superbly located in this select private cul-de-sac located adjacent to the Milldown nature Reserve and The Dorset Trailway.

Living Room 12'0" (3.66m) x 17'9" (5.41m) - Generous reception room with soft neutral decor, plush carpeting, feature lighting and space for large corner sofa and media unit, creating a comfortable main family living area.

Kitchen/Dining Area 10'11" (3.33m) x 30'11" (9.42m) - Impressive open-plan space with sleek cabinetry, integrated appliances, large central island breakfast bar and separate dining zone with wood-effect flooring and French doors opening onto the rear terrace and garden.

Study 9'10" (3m) x 11'4" (3.45m) - Well-proportioned front room currently used as a home office, offering good natural light, space for desk and storage units and flexibility as playroom or snug.

WC - Ground floor cloakroom with modern white suite and tiled flooring, ideal for guests.

Utility 7'1" (2.16m) x 5'5" (1.65m) - Practical utility room off the kitchen with additional storage, worktop space and plumbing for laundry appliances, with external door to side.

Bedroom 1 13'1" (3.99m) x 12'2" (3.71m) - Elegant principal bedroom featuring fitted wardrobes, contemporary decor, wood-effect flooring and window overlooking the front, served by its own stylish en-suite shower room.

En-suite to Bedroom 1 - Modern en-suite with oversized shower enclosure, vanity basin, WC and heated towel rail, finished with neutral tiling.

Bedroom 2 11'11" (3.63m) x 10'5" (3.17m) - Spacious double bedroom with contemporary dark-toned feature wall, ample space for bed and workstation.

En-suite to Bedroom 2 6'5" (1.96m) x 4'10" (1.47m) - Smart shower room with glazed enclosure, basin, WC and heated towel rail, complementing Bedroom 2.

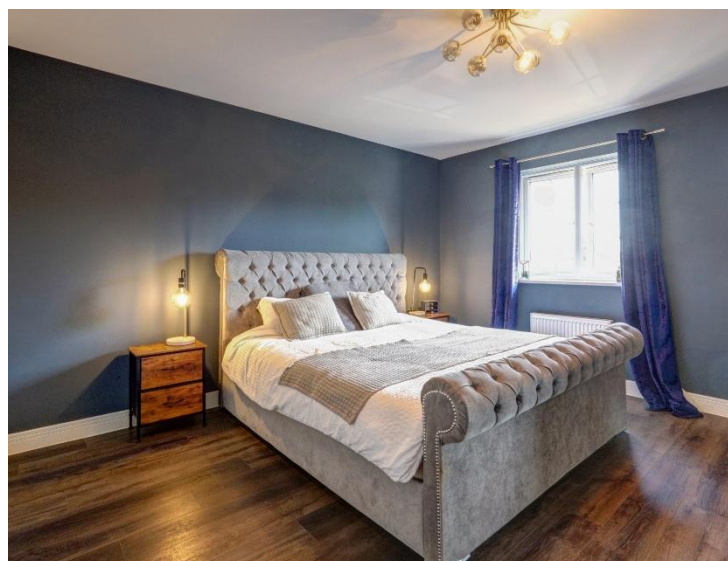
Bedroom 3 12'7" (3.84m) x 10'6" (3.2m) - Light double bedroom with space for bed, desk and storage, finished with modern flooring and decor.

Bedroom 4 10'1" (3.07m) x 9'5" (2.87m) - Comfortable double bedroom currently arranged with study area, enjoying good natural light from rear window.

Bathroom - Contemporary family bathroom featuring bath, separate shower, wall-hung basin and WC, with stylish tiling and heated towel rail.

Garage - Detached double garage with twin up-and-over doors providing secure parking for two vehicles or excellent storage/workshop space, approached via block-paved driveway.

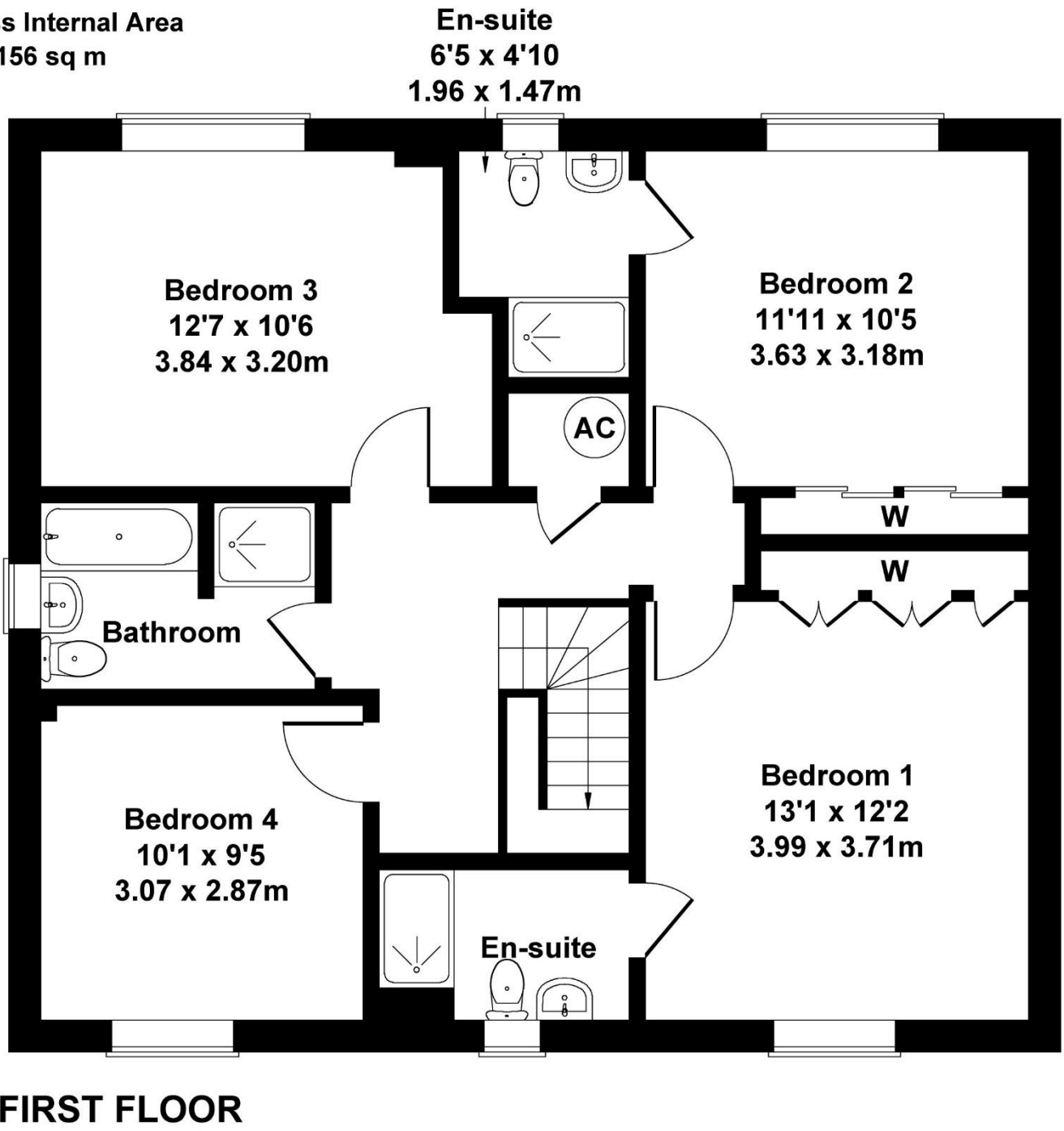
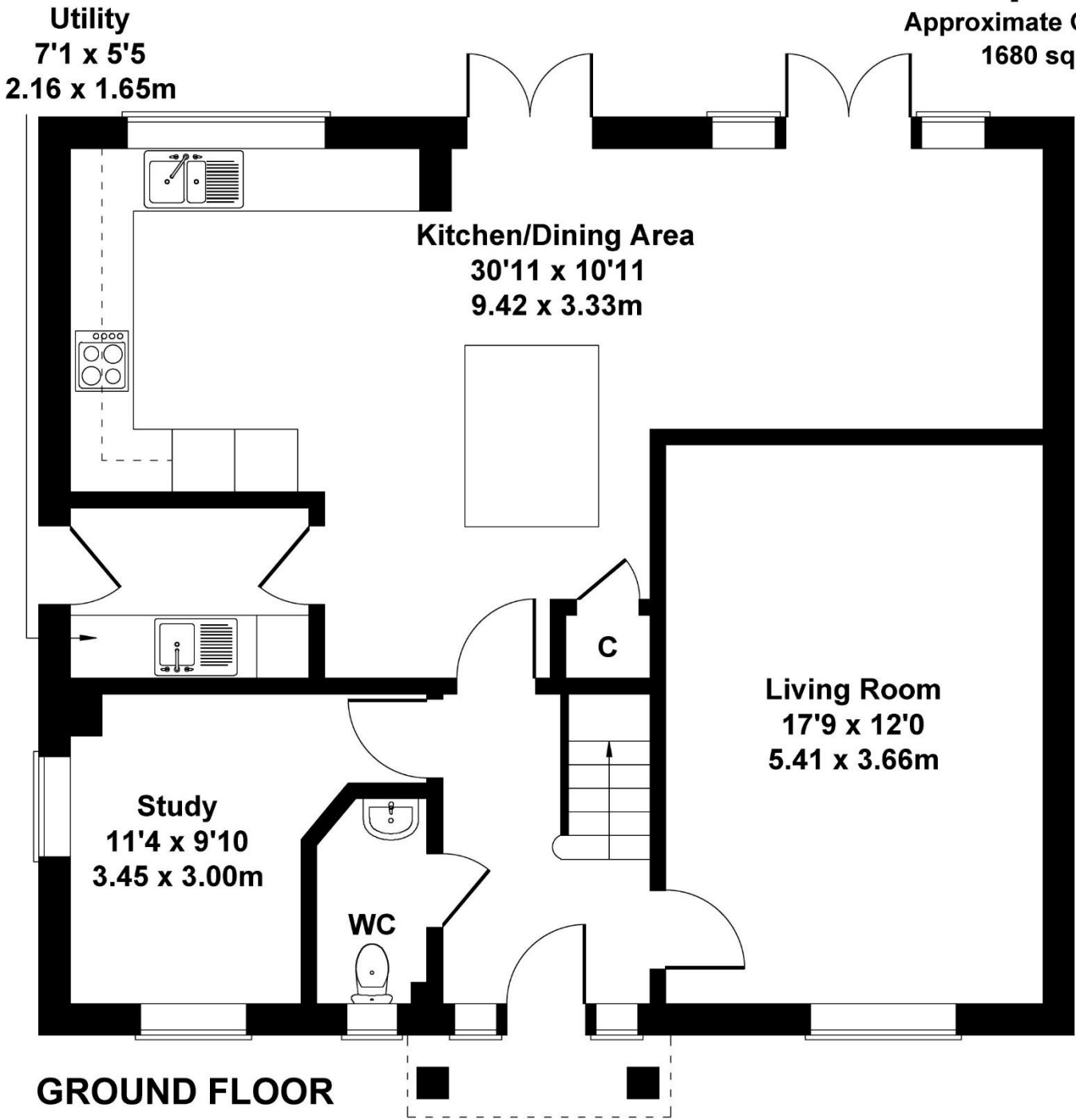
Rear Garden - Beautifully landscaped rear garden with expansive stone terrace ideal for outdoor dining, raised level lawn bordered by mature trees and pergola, enjoying a high degree of privacy and backing onto open green space.



£775,000 Freehold

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Approximate Gross Internal Area
1680 sq ft - 156 sq m



Not to Scale. Produced by The Plan Portal 2026
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EPC Rating - C

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