



22 Fortuna Road, Blandford St Mary, Dorset, DT11 9FQ





A stylish four bedroom detached home offering generous living space, contemporary finishes, well kept garden and driveway parking on a modern residential development close to local amenities and riverside walks.

Lounge 5'0" (1.52m) x 3'11" (1.19m) - Inviting front reception with large shuttered window, fitted shelving and media storage, offering a bright aspect and ideal space for family relaxation or entertaining.

Kitchen/Dining Room 19'6" (5.94m) x 8'11" (2.72m) - Smartly appointed space with navy units, integrated oven, gas hob and extractor, extensive worktops and breakfast bar, flowing into a dining area with French doors to the patio and garden.

Utility Room 6'8" (2.03m) x 5'8" (1.73m) - Practical laundry and storage area off the kitchen with side door access, space for appliances and additional worktop.

Ground Floor WC 6'8" (2.03m) x 3'2" (0.97m) - Cloakroom with modern suite comprising low level WC and wall mounted basin, located off the hall.

Ground Floor Storage - Useful built-in under-stairs cupboard providing space for coats, shoes and household items.

Bedroom 1 16'0" (4.88m) x 9'8" (2.95m) - Well-proportioned main bedroom overlooking the front aspect, with fitted wardrobes and direct access to its own en suite shower room.

En Suite - Contemporary shower room with glazed shower enclosure, basin, WC, heated towel rail and window for natural light and ventilation.

Bedroom 2 11'3" (3.43m) x 9'0" (2.74m) - Double bedroom with rear aspect window, currently arranged as a comfortable guest room with space for wardrobes.

Bedroom 3 10'4" (3.15m) x 7'8" (2.34m) - Versatile bedroom suited to a child's room, guest room or study, enjoying a front outlook over the cul-de-sac.

Bedroom 4 10'0" (3.05m) x 8'5" (2.57m) - Front aspect bedroom currently used as a nursery, offering flexible use as a home office or hobbies room.

Family Bathroom 8'5" (2.57m) x 6'8" (2.03m) - Modern white suite with panelled bath and shower over, glass screen, basin, WC, tiled walls and heated towel rail.

Rear Garden - Enclosed landscaped garden with generous lawn, paved entertaining terrace, children's play area and side access.

Driveway Parking - Block-paved driveway to the side of the property providing off-road parking for two vehicles, with pathway to the front entrance.

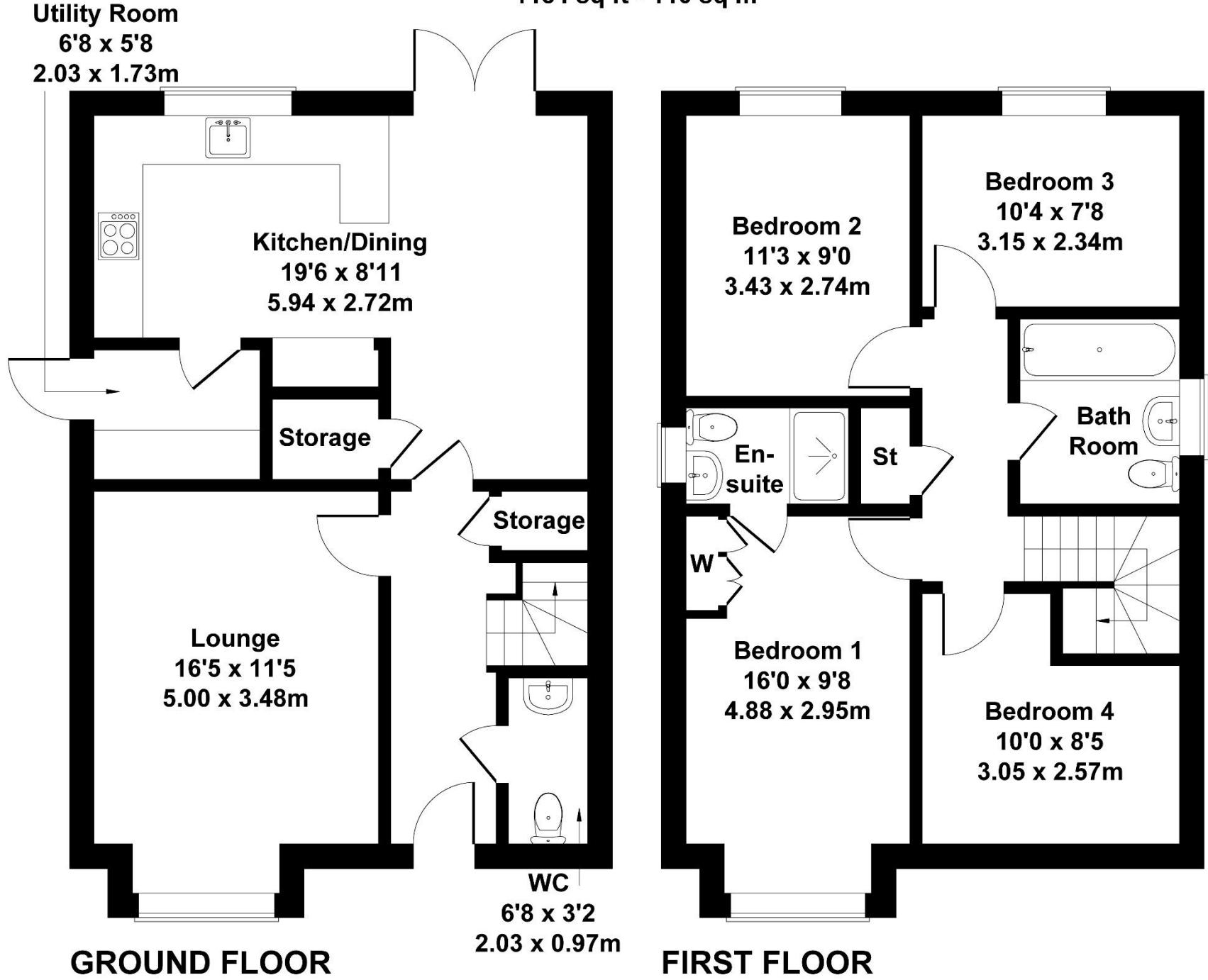
Agents Notice - Annual Estate Charge: Circa £250.

Please note the garden room to the rear of the garage is NOT included in the sale, in the event a buyer is interested this will be under separate negotiation.

£450,000 Freehold

22FFR

Approximate Gross Internal Area
1184 sq ft - 110 sq m



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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