



**Connells**

Balmer Road  
BLANDFORD FORUM



### Property Description

Balmer Road is an attractive and well-established modern residential street located in the sought-after market town of Blandford Forum in Dorset. Forming part of the town's early 21st-century expansion, the area was developed during the early to mid-2000s, offering contemporary construction within a thoughtfully planned setting. This period marked a significant phase of growth for Blandford as it continued to evolve into a thriving and desirable place to live.

Residents here enjoy the benefits of modern housing design, with efficient internal layouts, manageable outdoor spaces and is in close proximity to amenities such as schools, healthcare services and local shops. These conveniences, combined with the neighbourhood's peaceful atmosphere, make Balmer Road particularly appealing to families, first-time buyers and downsizers seeking a well-balanced lifestyle.

A well-presented two-bedroom home located on the popular and modern Balmer Road development in Blandford Forum. Offering a bright reception room, a modern kitchen, and a bathroom with WC, this property is perfect for first-time buyers, downsizers or investors. A key highlight is the converted garage, now providing a superb home gym and work-from-home office—ideal for today's flexible lifestyles.

Situated in a peaceful residential area developed in the early to mid-2000s, the home enjoys easy access to local schools, shops, healthcare and Blandford's charming Georgian town centre. Modern living, great location, and vers

### Ground Floor Entrance

Entrance Door on Ground Floor leads to a small entrance hall with access to the Gym/Work from home office. Stairs lead to the first floor.

### Converted Garage/ Gym / Office

Door from Entrance Hall formally the garage it has been converted into a Gym / Work from Home office with power and light. Garage door has now been sealed but still in place externally.

## First Floor

### Lounge

Seal Unit Double Glazed Window to Rear and Double Glazed Double doors with a Juliett Balcony to the front. Spacious Room with designer panelling to the walls.

### Kitchen

Seal Unit Double Glazed Window to Front. Range of modern kitchen units with contrasting work tops. Ample base and eye level units with utility space for washing machine, dishwasher and Fridge Freezer.

### Family Shower Room

Modern Designer Shower Room with large shower, WC and Wash hand basin. Sealed Unit Double Glazed Window to Rear.

### Bedroom One

Bedroom 1 has double glazed windows to the front of the property, a radiator and integrated wardrobes.

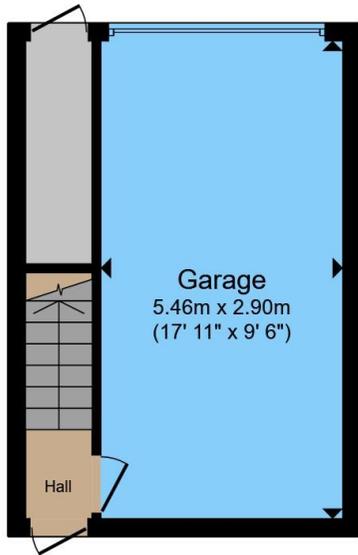
### Bedroom Two

Bedroom 2 has a double glazed windows to the rear of the property and a radiator.

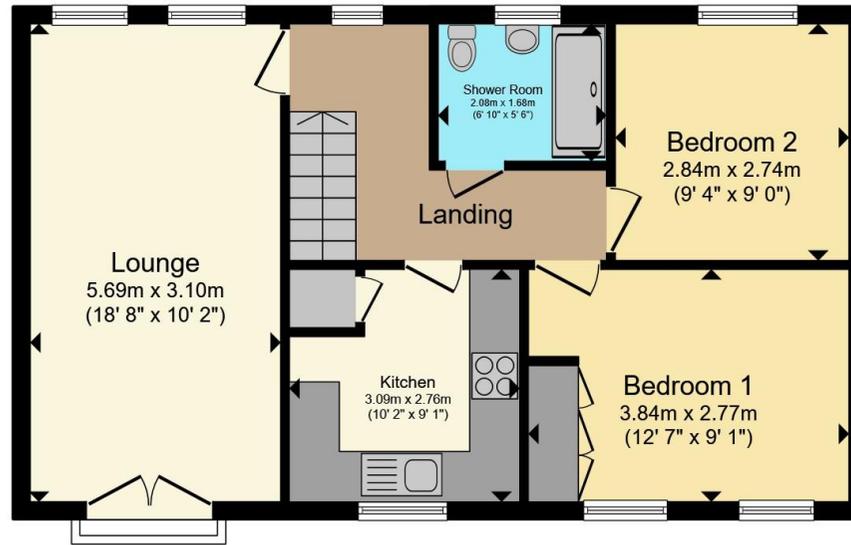
### Outside

The property has allocated parking.





**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: B

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Tenure: Freehold



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