



1 Keyworth Drive

Sandford

BH20 7BD

Large detached family home within easy reach of local amenities and nearby Forest walks

Guide Price of £685,000

**ALBURY
& HALL**

This LARGE family home is located just a short distance from local amenities and Forest walks.

The property is set over 3 floors with two of the five bedrooms having en-suites and dressing rooms. The open-plan kitchen/dining area is an ideal space to ENTERTAIN with friends and family.



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The kitchen has plenty of NATURAL LIGHT provided by the conservatory and window overlooking the rear garden.

A handy UTILITY ROOM accessed from the kitchen is an ideal space to decamp after long days in the large rear garden.

A large entrance hall gives access to the downstairs accommodation where you will find a **HANDY** cloakroom and storage cupboard, ideal for storing coats/boots when returning from one of the many **FOREST WALKS** on your doorstep.

The kitchen has space for table & chairs and is fitted with a range of modern units, **RANGE STYLE** oven and hob, fume hood and further built-in appliances. The dining room has views to the front of the property and has plenty of space for dining table and chairs as well as freestanding furniture.

The **LARGE** dual aspect living room is bright and **SPACIOUS** with feature exposed brick chimney breast and inset log burner with oak beam over. Ample light is provided by a window to the side and **DOUBLE** glass doors leading to the rear garden.

Accessed directly from the kitchen is the conservatory, an ideal space to **ENTERTAIN** family and friends all year round.

FAMILY HOME







On the first floor there are FOUR good sized bedrooms and the family bathroom.

The master bedroom with views over the rear garden, has an ensuite bathroom and DRESSING AREA with built in shelving and hanging space.

Bedrooms 3 & 4 are also good size doubles, both with built-in wardrobes and views to the front of the property.

Bedroom 5 also of a good size, has views over the rear garden and if desired could readily be used as a dedicated HOME OFFICE.

The family bathroom comprises P-SHAPED bath with shower over, wash basin, wc and storage cupboard.

Bedroom 2 on the second floor has ample light provided by Velux roof windows. The ENSUITE comprises bath, wash basin and wc, there is a handy dressing area which could also be used as a work area. Access to eaves storage is also reached via bedroom 2.





At the front of the property there is a large driveway with parking for numerous vehicles, storing of boats/trailers/motor homes etc. There are both **DOUBLE & SINGLE GARAGES** which have power and lighting.

The **LARGE** rear garden is mainly laid to lawn with mature trees, shrubs and raised flower borders. A decked area accessed from the **CONSERVATORY** is an ideal space to soak up the sun! A patio area outside the living room gives you a choice of areas to sit.

Continuing to the side of the property the garden has its very own "Jolly Roger" **PIRATE SHIP**.

Further storage is provided by a timber shed.

GROUND FLOOR
1375 sq.ft. (127.7 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



2ND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Viewing by appointment through:

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