

87 Edwina Drive  
Poole BH17 7JG

Price **£450,000** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM,  
TWO BATHROOM, TWO RECEPTION ROOM  
DETACHED FAMILY HOME SITUATED IN A  
QUIET AND POPULAR RESIDENTIAL LOCATION.

**Ground Floor**

Approx. 61.4 sq. metres (661.0 sq. feet)



**First Floor**

Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 116.0 sq. metres (1248.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.  
Plan produced using PlanUp.

- \* **ENTRANCE HALLWAY 9' x 7'2" (2.74m x 2.19m)**
- \* **CLOAKROOM 6'3" x 2'5" (1.92m x 0.76m)**
- \* **SITTING ROOM 13'9" x 13'2" (4.24m x 4.02m)**
- \* **KITCHEN 11'8" x 9'7" (3.6m x 2.96m)**
- \* **UTILITY AREA 7'3" x 4'9" (2.23m x 1.49m)**
- \* **DINING ROOM 10'1" x 8'8" (3.08m x 2.68m)**
- \* **RETURN STAIRCASE LEADING TO THE FIRST FLOOR**
- \* **BEDROOM ONE 12'1" x 11'8" TO WARDROBE FRONT (3.69m x 3.6m)**
- \* **EN SUITE SHOWER ROOM 7'8" x 4'7" (2.38m x 1.43m)**
- \* **BEDROOM TWO 10'8" x 9'9" (3.29m x 3.02m)**
- \* **BEDROOM THREE 11'2" (MAXIMUM) x 9'3" (3.41m x 2.83m)**
- \* **BEDROOM FOUR 11'2" x 7' (3.41m x 2.13m)**
- \* **FAMILY BATHROOM 6'7" x 6'2" (2.04m x 1.89m)**
- \* **FRONT & REAR GARDENS**
- \* **DRIVEWAY PARKING**
- \* **SINGLE GARAGE**
- \* **UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via the double glazed frosted front door gives access into the spacious entrance hallway which has wood effect flooring, understairs storage cupboard, return staircase leading to the first floor and access into the cloakroom which has frosted window to front aspect, wash hand basin with mixer tap with tiled splashback, low level flush WC and wood effect flooring. The light and airy sitting room has feature bay window to front aspect, TV point and central fireplace with marble effect hearth, wooden surround and ornate mantel. The kitchen has window to rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap and space for fridge, dishwasher and cooker. Off the kitchen, an archway leads through to the utility area which has double glazed frosted door to side, wall mounted boiler, fuse box, range of wall and floor mounted cupboards, roll top work surfaces, single sink with drainer and hot and cold tap, part tiled walls and space for freezer and washing machine. To complete the accommodation on the ground floor is the dining room which has windows and double opening doors leading to the rear garden.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has windows to front and side aspect and benefits from two built in wardrobes with double opening doors. The en suite shower room has frosted window to side aspect, part tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with shower. Bedroom two has window to rear aspect and benefits from built in storage cupboard with double opening doors. Bedroom three has window to rear aspect and access to eaves storage. Bedroom four has window to front aspect. The modern fitted family bathroom has frosted window to rear aspect, towel ladder radiator, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn with mature shrub borders and a tarmac driveway providing off road parking in turn leading to the single garage which has up and over door, light, power and personal door to rear. The rear garden has a patio running adjacent to the property providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along the side in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout. Take the last turning on the right into Chetwode Way and Edwina Drive is the first turning on the right hand side.

**COUNCIL TAX:** Band E BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** D.

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1817**