

44 Egdon Drive
Merley
Wimborne BH21 1TX

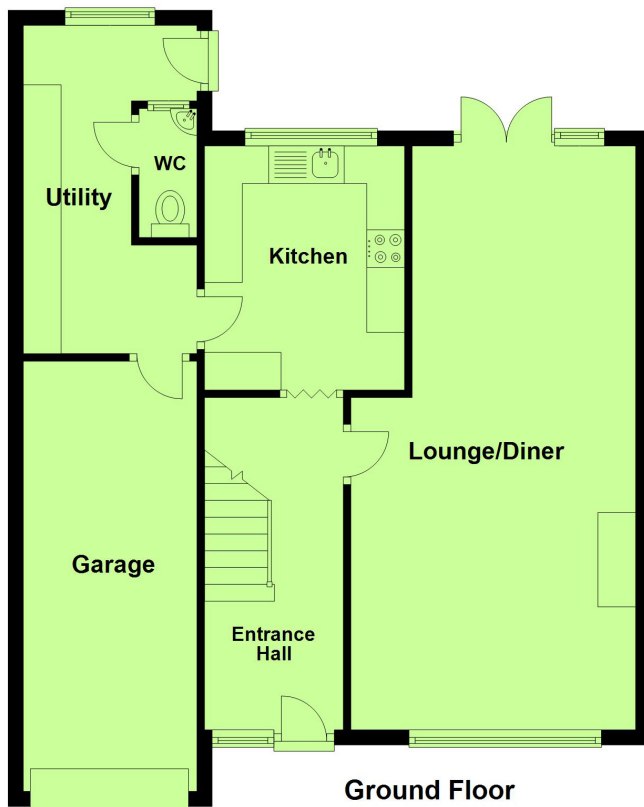
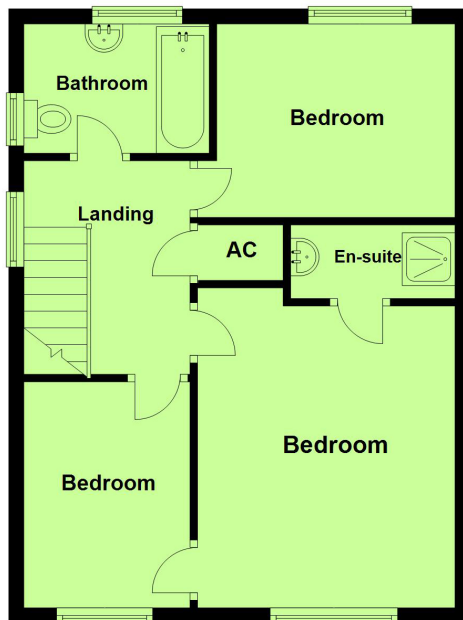
Price **£425,000** Freehold



A THREE BEDROOM, TWO BATHROOM
DETACHED FAMILY HOME SITUATED IN A
QUIET CUL-DE-SAC LOCATION, BENEFITTING
FROM NO FORWARD CHAIN AND POTENTIAL
TO EXTEND, SUBJECT TO THE RELEVANT
PLANNING PERMISSIONS.



First Floor



Ground Floor

Total area: approx. 111.8 sq. metres (1203.6 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 PORCH 4'9" x 3'3" (1.49m x 1.01m)**
- * **HALLWAY 14'7" x 6'1" (4.48m x 1.86m)**
- * **LOUNGE/DINING ROOM 25'1" x 12'6" (MAXIMUM) (7.65m x 3.84m)**
- * **KITCHEN 10'8" x 8'7" (3.29m x 2.65m)**
- * **UTILITY ROOM 14' x 7'6" (MAXIMUM) (4.26m x 2.31m)**
- * **CLOAKROOM 4'3" x 2'4" (1.31m x 0.73m)**
- * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 13'1" x 11'4" (3.99m x 3.47m)**
- * **EN SUITE SHOWER ROOM 8'6" x 2'8" (2.62m x 0.85m)**
- * **BEDROOM TWO 11'5" x 9'6" (3.51m x 2.92m)**
- * **BEDROOM THREE 9'9" x 7'2" (3.02m x 2.19m)**
- * **FAMILY BATHROOM 8'4" x 5'6" (2.56m x 1.71m)**
- * **FRONT AND REAR GARDENS**
- * **DRIVEWAY PARKING**
- * **SINGLE GARAGE 18'7" x 8'1" (5.69m x 2.47m)**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed door with matching side screen gives access into the entrance porch which has frosted window to side aspect, tiled flooring and UPVC double glazed frosted front door with matching side screen giving access into the spacious entrance hallway which has stairs rising to first floor, telephone point and understairs storage cupboard. The light and airy lounge/dining room has window to front aspect, TV point, central fireplace with gas fire with marble effect hearth, surround and wooden mantel and double opening doors leading to the rear garden. 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 hot and cold tap, serving hatch to the dining area and space for fridge and oven. From the kitchen, there is access into the utility room which has window to rear aspect, door leading to the rear garden, range of wall and floor mounted cupboards, roll top work surfaces, access into the single garage and space for freezer and tumble dryer. To complete the accommodation on the ground floor, is the cloakroom which is accessed from the utility room which has frosted window to rear aspect, corner wash hand basin with hot and cold tap and tiled splashback and low level flush WC.

The first floor landing has window to side aspect, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect, fitted furniture to include wardrobes with sliding doors, dressing table and a nest of three drawers and access into the en suite shower room comprising vanity unit with inset wash hand basin and mixer tap with tiled splashback and shower cubicle with 'Mira' shower. Bedroom two has window to rear aspect with pleasant views over the garden. Bedroom three has window to front aspect, over stairs storage cupboard and access into bedroom one. The family bathroom has frosted windows to rear and side aspect, part tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with hot and cold tap and 'Triton' shower over.

To the front of the property is an area laid to lawn and a driveway providing off road parking for a number of vehicles leading to the single garage with up and over door, light, power, wall mounted 'Baxi' boiler and access into the utility room. The secluded rear garden has a large 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. Hardstanding for shed. Access along the side of the property leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Take the third turning left into Lynwood Drive and Egdon Drive is the first turning on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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: R1936