

4 Edwina Drive
Poole BH17 7JG

Price **£340,000** Freehold



A THREE BEDROOM DETACHED FAMILY BUNGALOW BENEFITTING FROM SECLUDED REAR GARDEN AND NO FORWARD CHAIN, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION.



Ground Floor



Total area: approx. 82.2 sq. metres (884.4 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 and 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**

*** SITTING ROOM 16'8" x 11' (5.12m x 3.35m)**

*** KITCHEN 11'4" x 11' (3.47m x 3.35m)**

*** CONSERVATORY 14'7" x 7' (4.48m x 2.13m)**

*** BEDROOM ONE 12'6" x 11' (3.84m x 3.35m)**

*** BEDROOM TWO 10'9" x 10'9" (3.32m x 3.32m)**

*** BEDROOM THREE 9' x 9' (2.74m x 2.74m)**

*** SHOWER ROOM 6'1" x 5'3" (1.85m x 1.61m)**

*** CLOAKROOM 6'1" x 2'5" (1.85m x 0.76m)**

*** DRIVEWAY PARKING**

*** DETACHED SINGLE GARAGE**

*** CAR PORT**

*** FRONT AND REAR GARDENS**

*** DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property via an open storm porch, a UPVC double glazed frosted front door gives access into the entrance hallway which has two storage cupboards; one of which houses the hot water tank. The light and airy sitting room has feature bay window to front aspect, two windows to side, picture rail, telephone point, TV point and central fireplace with gas fire and ornate surround and mantel. The kitchen has window to side and further window and door to rear, pantry cupboard, range of wall and floor mounted cupboards, roll top work surfaces, one and a quarter sink with drainer and mixer tap, part tiled walls, wall mounted boiler, nest of four drawers, space for fridge, washing machine and tumble dryer and integrated appliances to include oven with four ring ceramic hob over. Off the kitchen is the conservatory which in turn gives access to the rear garden.

Bedroom one has feature bay window to front aspect, telephone point and wood effect flooring. Bedroom two has window to rear aspect and benefits from fitted wardrobes with sliding mirrored doors. Bedroom three (currently being used as a dining room) has window to side aspect and benefits from a storage cupboard. The shower room has frosted window to side aspect, fully tiled walls, pedestal wash hand basin with hot and cold taps and walk in shower cubicle with shower. The separate cloakroom also has frosted window to side aspect and low level WC.

To the front of the property is an area laid to lawn with low level brick wall and mature shrub borders. Via wrought iron gates, the driveway provides off road parking in turn leading to the car port and single garage which has up and over door and personal timber door to side. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. There is a further area laid to shingle, a number of fruit trees and access along the side of the property via a timber gate leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take the last turning on the right into Chetwode Way. Edwina Drive is the first turning on the right 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: R2011