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THREE CROSS ROAD

WEST MOORS, BH21 6QW

FINE & COUNTRY
Homes from Edwards



FINE & COUNTRY HOMES FROM EDWARDS ARE PLEASED TO PRESENT THIS SUBSTANTIALLY IMPROVED FOUR DOUBLE BEDROOM DETACHED PROPERTY, SITUATED IN A LARGE SECLUDED PLOT WITH AN EXTRA LARGE GARAGE COMPLEX.

GUIDE PRICE £775,000

- **FOUR DOUBLE BEDROOMS**
- **FANTASTIC OPEN PLAN KITCHEN/DINING/LIVING ROOM**
- **ADDITIONAL FAMILY ROOM WITH FRENCH DOORS LEADING OUT**
- **CONTEMPORARY RECENTLY FITTED KITCHEN**
- **TWO MODERN STYLISH BATHROOMS**
- **DELIGHTFUL EXTENSIVE SECLUDED GARDENS**
- **DETACHED GARAGE COMPLEX 38'X21'**
- **LOG CABIN WITH PRIVATE VERANDA TO FRONT AND SIDE**

'Gundrymor' sits within an impressive plot surrounded by mature trees and bushes and is accessed via a gravel driveway through electric wooden gates. To the front of the property there is ample parking space for numerous vehicles and a driveway leading up to a detached oversized garage/work unit with an electric roller door.

A porch area welcomes you into the property with Amtico flooring running throughout most of the downstairs accommodation with the downstairs bedrooms and hallway benefitting from oak flooring. From the entrance porch a door leads into the open plan kitchen/dining/living room and an archway flows through into an additional family room. The living room area is of a good size and has a fantastic feature vaulted ceiling, a double glazed window to the front aspect and double glazed French doors leading out to the rear garden. This room also enjoys a feature log burner which is set on a raised base with a stylish hearth surround.

From the living room there is an archway leading

through to the dining room area, which has a double glazed window to the front aspect ensuring this is a light and bright space. An archway leads through to the recently fitted quality kitchen, which has been fitted with a range of gloss walnut effect wall and floor units, Star Galaxy granite work surface, two undermounted stainless steel sinks, integrated dishwasher, two single stainless steel Electrolux ovens housed side by side and grill with a Electrolux five ring gas hob and a stainless steel Zanussi extractor fan. There is also an integrated stainless steel Electrolux microwave and CDA 50/50 split integrated fridge freezer.

From the kitchen there is an archway leading through to the family room, which has double glazed windows to the front and side aspect and double glazed French doors leading out to the side aspect onto the slate patio area.

Also, on the ground floor you will find the master bedroom, bedroom four, downstairs bathroom and utility area which has an integrated washing machine



and tumble dryer. The master bedroom is of a fantastic size with a double glazed window to the side aspect and two double glazed windows to the front aspect flooding this room in natural light. This room also benefits from a dressing area with a range of built in wardrobes and there is a door leading to the fully tiled en-suite bathroom which has a low level WC, wash hand basin and a double shower with rainforest shower head over.

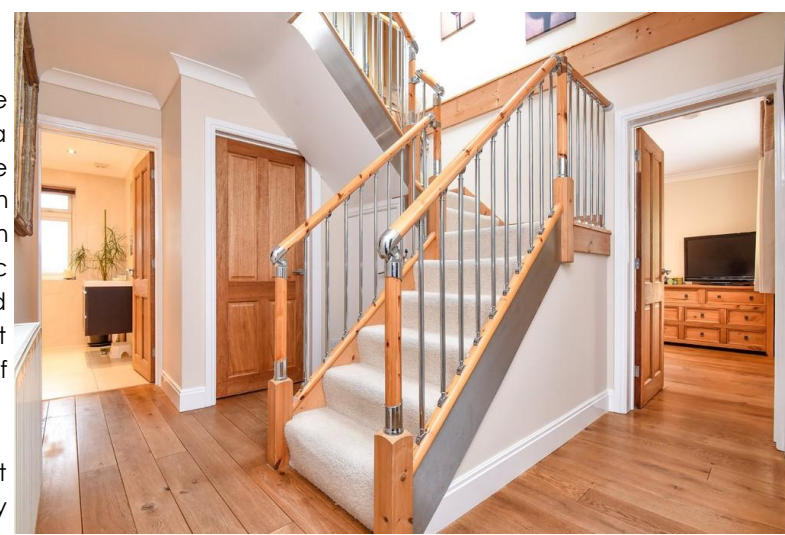
Bedroom four is another good size room with wooden flooring throughout and a double glazed window the rear aspect overlooking the rear garden. The fully tiled family bathroom consists a low level WC, modern pedestal wash hand basin, raised bath with shower attachment and a chrome heated towel rail.

A modern staircase leads up to the first floor where you can find two good size double bedrooms. Bedroom two has a double glazed window to the rear aspect along with eaves storage. Bedroom three also benefits from a double glazed window to the front aspect and eaves storage. These bedrooms are served by the bathroom on the first floor, which benefits from a power shower, low level WC, pedestal wash hand basin, heated towel rail and a Velux window to the side aspect.

Outside, the property benefits from having extensive

private gardens to the front, side and rear of the property which have been laid mainly to lawn with a range of mature trees and shrubs to the borders. The property also benefits from having a log cabin which has a large main room, inbuilt sauna, shower room with low level WC, pedestal wash hand basin, electric shower and there is a private veranda to the front and side. The log cabin has light and electricity throughout and would be ideal for extra accommodation if needed or used as an office area.

Agents Note – The exceptionally large garage unit could potentially lend itself to be divided and partly converted into an annexe subject to necessary permission.



Gundrymor, Three Cross Road, Wimborne, BH21

APPROX. GROSS INTERNAL FLOOR AREA 2030 SQ FT 188.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / VOID / GARAGE / OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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