



HEARNES
WHERE SERVICE COUNTS

Three Legged Cross, Wimborne, Dorset, BH21 6YZ

FREEHOLD

A beautiful, private and established rear garden, plenty of off road parking and a large single garage (6.3m by 3m), are just a few features of this impeccably presented, spacious and versatile bungalow, that is being offered for sale with no chain. Located on a mature corner plot, this impressive and flexible detached bungalow offers unexpected levels of privacy and seclusion.

There are currently three double bedrooms, all with useful built-in wardrobes, a modern 4-piece family bath/shower room (with power shower) and a separate study/dining area off the sitting room, which could easily be converted into a 4th bedroom if needed.

The kitchen has been meticulously planned and designed to make the very best use of the space on offer and is fitted in a range of high quality oak style units with contrasting granite effect work tops and tiled splash backs. Appliances include a stainless steel Stoves hob with matching oven and an integrated fridge freezer and dishwasher. Accessed by a door from the kitchen is a lovely double glazed conservatory, currently used as a dining/garden room. It has a brick base and heat reflective, double glazed roof. This wonderful, flexible bungalow further benefits from gas central heating, double glazing, an alarm system and modern 'Plantation' shutters.

The rear garden has been designed for outdoor entertaining and ease of maintenance, with a realistic artificial lawn, stocked flower and shrub beds and water feature. There is also a substantial paved terrace, ideal for alfresco dining. The gardens extend around to the side and onto the front where a five bar gate leads to a long block paved driveway providing extensive parking. This then leads to a large detached 6.3 metre by 3 metre single garage with up and over door, power and light with a pedestrian door that opens into the garden.

Local Authority: Dorset (east Dorset)

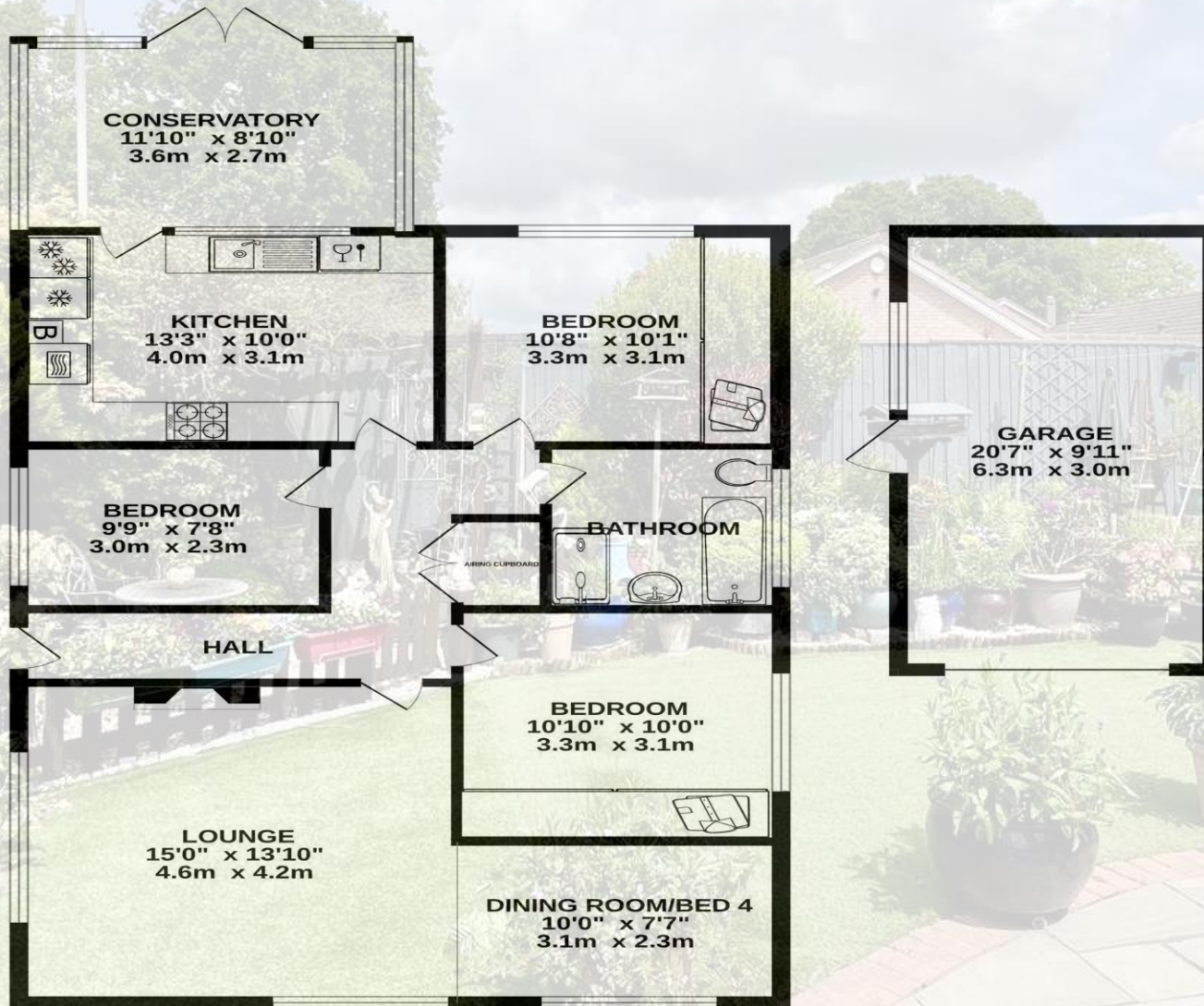
Council Tax Band: D

Energy Performance Certificate (EPC): Rating D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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