

Fryers Road,
Three Legged Cross, Wimborne, BH21 6YU





Guide Price: £400,000

A well-presented and maintained two double bedroom detached bungalow which is situated within a quiet cul de sac location and close to local amenities. Comprising a spacious sitting room, kitchen/dining room, conservatory leading onto a secluded west facing rear garden and off road parking for multiple vehicles, garage and garden room. This home makes an ideal first or second time purchase or perhaps for someone looking to make a downsize move.

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- Two Bedroom Detached Bungalow
- Beautifully Presented and Maintained
- Quiet Cul De Sac Location
- Kitchen/Dining Room
- Worcester Bosch Combination Boiler
- Private and Secluded West Facing Rear Garden
- Off Road Parking for Multiple Vehicles and Detached Garage
- Garden/Hobbies Room Located at the Rear of the Garage

Entrance Hallway

Entering the property via a UPVC front door and covered porch area the spacious entrance hallway has been laid with laminate flooring and provides access to all of the accommodation. Two fitted cupboard within the hallway provide storage and space for linen. A ceiling hatch is located in the hall to access the loft which is partially boarded for further storage, houses the Worcester Bosch combination boiler and has a pulled down ladder.

Kitchen/Dining Room

The bright and airy dual aspect kitchen/dining room has been opened up by the current owners and benefits from views to the side driveway/courtyard garden and out to the rear. The kitchen has a range of floor and

wall units with a contrasting marble effect worksurface with a fitted stainless steel sink and a half drainer and mixer tap over, four Ring electric Schott Ceran hob and white metro brick tile splash backs. Appliances within the kitchen include a mid-height Hotpoint oven and combination grill. There is space for a freestanding fridge/freezer, and plumbing for a dishwasher and washing machine. The dining area has space for four to six seater table and partially glazed double opening doors lead into the sitting room from here. A UPVC partially glazed personnel door leads out to the side driveway and court yard garden.

Sitting Room

Entering the sitting room from the hallway or dining area, the spacious sitting room features a centralised gas fireplace with granite half and mantle over with

two arched windows either side. There is ample space for sofa suits and UPVC French doors lead into the conservatory.

Conservatory

The UPVC conservatory provides an additional seating area and has dwarf brick walls with wrap around windows and personnel door leads out to a garden path which leads to the garage and garden room.

Bedroom 1 and En Suite

The primary bedroom is located at the front of the property and has a feature curved bay window and benefits from fitted wardrobes. There is ample space for a king or queen size bed and freestanding furniture. An archway leads into an ensuite shower room which comprises a fully tiled walk-in shower enclosure with a Myra power

shower and handheld attachment over, wash hand basin with vanity unit and mixer tap and a wall mounted towel rail.

Bedroom 2

Another double bedroom located to the front aspect and over the garden also benefitting from fitted wardrobes and having space for a double or king-size bed and freestanding furniture.

Bathroom

The fully tiled family bathroom comprises a wash and basin with pedestal and mixer tap, low level WC, panelled bath with shower attachment and mixer tap valves.



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Garage

The garage has been divided into two with a partition wall. The front part is accessed via the electric roller garage door and a UPVC side door provides access to the rear of the garage which is currently utilised as a utility space. This space could also be utilised as a home office space if required.

Externally

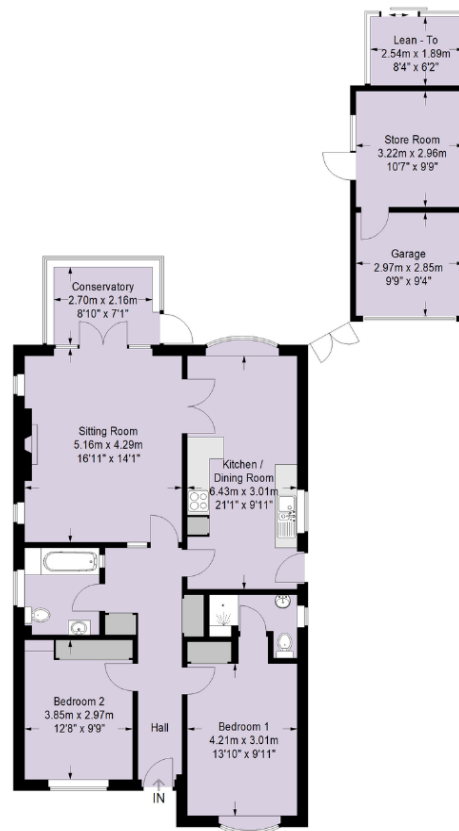
The front of property is approached via tarmac driveway which has off road parking for two cars and double gates then open and lead to the side drive way and garage, the current owner utilise this space as a courtyard garden, perfect for morning breakfast/coffee. A brick wall and wrought iron gates enclose the front garden and there is a lawned area and established shrub borders. A private west facing rear garden is mainly laid to lawn with shrub borders and is enclosed fencing. A pathway from the

conservatory leads to the rear of the garage, garden room and a garden shed and two patios area provide space for outdoor dining. A gravelled path leads to the side of the property where there is additional storage space.

Location

Situated in a quiet cul de sac within Three Legged Cross, Fryers Road benefits from its close proximity to the village centre which offers a range of amenities including a corner shop and primary school with ease of access to green open spaces and a variety of walks nearby as well as a wide range of shops and facilities in the nearby centres of Verwood, West Moors, Wimborne, Ringwood and Ferndown. Three Legged Cross also profits from excellent road transport links for those needing to commute to and from London for work. Also, close by is the popular Moors Valley Country Park and Golf Course with 1000 acres of park and forest to explore by foot, bike or even via their treetop trails.





PARKING: 

FRYERS ROAD
THREE LEGGED CROSS
BH21



APPROXIMATE AREAS	
GROUND FLOOR AREA	1048 SQ FT
FIRST FLOOR AREA	N/A
TOTAL FLOOR AREA	1245 SQ FT
COUNCIL TAX	D
EPC RATING	C
APPROXIMATE UTILITY COSTS	

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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