



109 Church Road
Three Legged Cross, Wimborne, BH21 6RQ

Offers over £700,000



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6RN

Welcome to this remarkable 4-bedroom, 2-bathroom bungalow, where spacious living meets exquisite design. As you step inside, you are greeted by a generously proportioned reception hallway that sets the tone for what lies ahead.

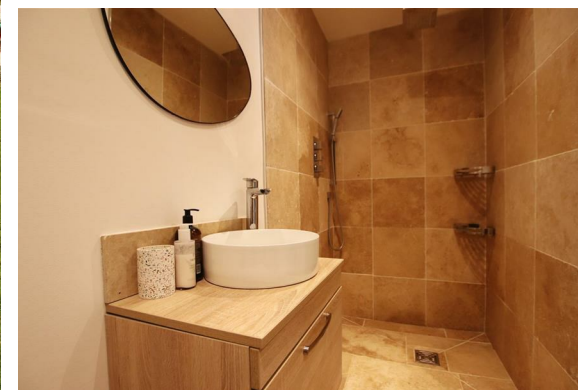
From the reception hallway, you'll find your way down to a capacious kitchen and dining room. This inviting space is bathed in natural light, thanks to its beautiful patio doors that seamlessly connect the indoors with the outdoors. A truly modern space that incorporates family living with functional design and perfectly apportioned for entertaining family and guests. Whether you're a culinary enthusiast or simply appreciate a well-appointed space, this kitchen is designed to inspire and impress.

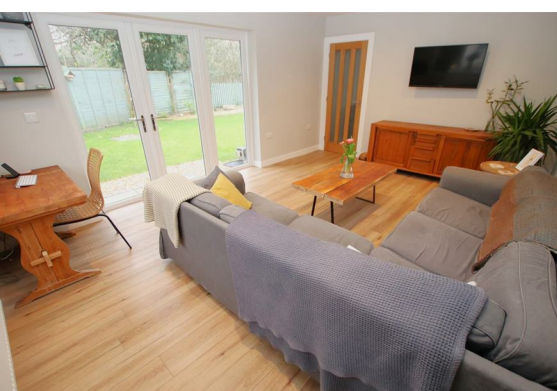
The hallway provides access to all bedrooms, and each bedroom boasts ample space for a double bed and bedroom furniture. Off the hallway to the front of the property is the spacious master bedroom with built-in wardrobes and its own en-suite wet-room, providing ultimate convenience and privacy for residents or guests.

Additional versatile spaces within the home include a separate lounge with garden access, strategically positioned off the kitchen dining area, providing a light, airy room thanks to its front and side windows. A further three double bedrooms, strategically positioned to the front and side of the house for privacy and tranquillity, and served by a modern bathroom with shower over bath facilities.

The property comes with an approved planning application for a Class A side and rear extension and a proposed Class B roof extension.

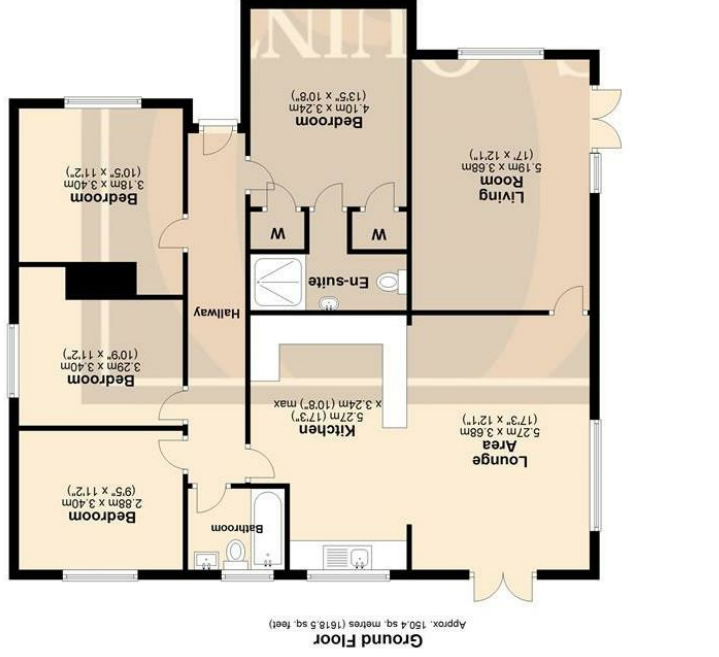
Planning application no: 3/21/1697/CLP





Viewing

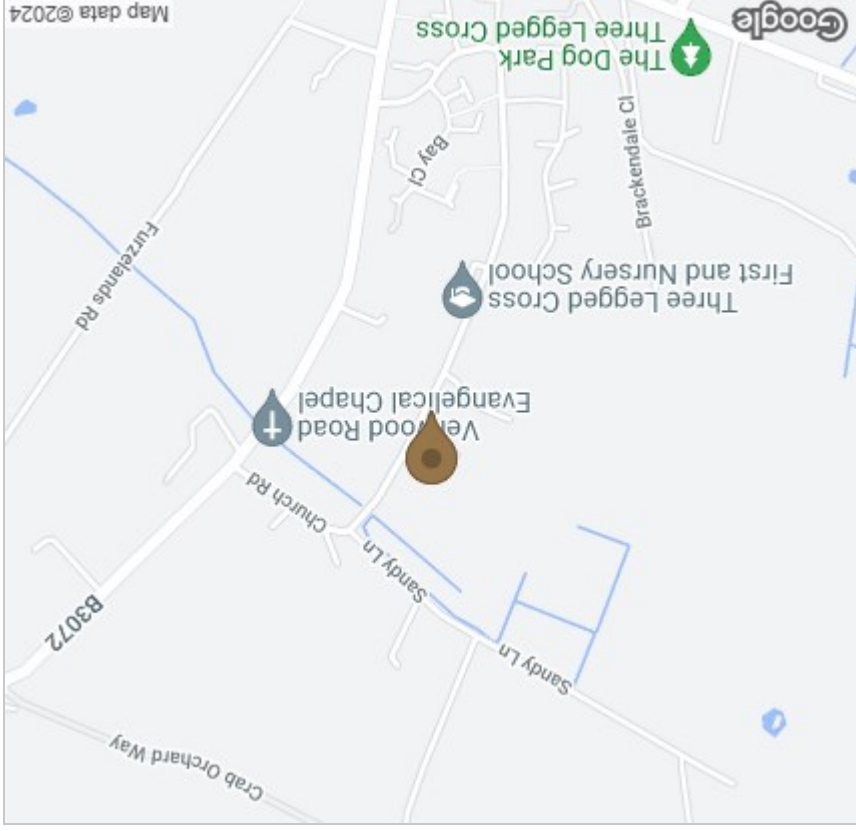
Please contact our StQ Property Group Office on 0120287723 if you wish to arrange a viewing appointment for this property or require further information.



Total area: approx. 150.4 sq. metres (1618.5 sq. feet)

Which every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and 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 FloorUp.



Energy Efficiency Rating	
Potential	83
Current	70
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

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