



**Connells**

Fryers Road  
Three Legged Cross Wimborne

# Fryers Road Three Legged Cross Wimborne BH21 6YT

for sale  
**£415,000**



## Property Description

A well-presented 2/3 bedroom detached bungalow.

Upon arrival, you are greeted by hard-standing off-road parking leading to a single garage,

Inside, the property features a welcoming entrance hallway that leads into a generous lounge/diner, offering ample space for both relaxing and entertaining with direct access to the garden.

Adjacent to the lounge is a separate snug - an ideal home office, reading nook, or even a additional room depending on your needs.

The kitchen is fitted with a range of wall and base units and provides access to the rear garden.

One of the highlights of the home is the rare inclusion of both a jack and jill shower room and a separate bathroom, providing flexible options for family living or accommodating guests with ease.

Both bedrooms are double-sized and well-proportioned with one benefiting from built in storage cupboards.

Outside, the rear garden is mainly laid to lawn, bordered by mature trees and established shrubs, creating a private and tranquil setting. Whether you're a keen gardener or simply enjoy outdoor living, this garden offers a beautiful space to relax or entertain.

Located in a peaceful cul-de-sac with minimal traffic, the property offers a quiet lifestyle while remaining conveniently close to local amenities, woodland walks, and road links to nearby towns such as Verwood, Ringwood, and Ferndown.

## Entrance Hall

Double glazed obscured door to front, carpeted with airing cupboard and doors to all rooms. Telephone point.

## Lounge

16' 9" x 14' 2" ( 5.11m x 4.32m )

Carpeted with side aspect double glazed window and rear aspect double glazed sliding doors to rear garden, open fire place with mantle, TV point and radiator.

## Kitchen

10' 8" x 9' 5" ( 3.25m x 2.87m )

Rear aspect double glazed window, tiled flooring and part tiled walls, a range of wall and base units with space for fridge/freezer and washing machine, space for freestanding cooker, 1 1/2 sink with drainer and mixer tap, obscured double glazed door to side access, Telephone point.

### **Bedroom 1**

10' 4" x 9' 6" ( 3.15m x 2.90m )

Carpeted with front aspect double glazed window, built in storage cupboards and radiator.

### **Shower Room/En Suite**

Jack and jill shower room with double glazed obscured side aspect window, part tiled walls with low level WC, hand wash basin with vanity unit below, shower cubical with glass shower door and radiator.

### **Bedroom 2**

10' 1" x 9' 5" ( 3.07m x 2.87m )

Carpeted with front aspect double glazed window and radiator.

### **Bedroom 3/Snug**

9' 6" x 7' 1" ( 2.90m x 2.16m )

Carpeted with side aspect double glazed window and radiator.

### **Bathroom**

Double glazed obscured side aspect window, part tiled walls with low level WC, hand wash basin, panel bath with hand shower over and assisted hand rails and radiator.

### **Front Garden**

Hardstanding parking and partly laid to lawn with mature bushes and direct access to the garage.

### **Rear Garden**

Enclosed wrap around rear garden mainly laid to lawn with part patio, fish pond, summer house and a range of mature trees and bushes and gated side access to the front of the property.

### **Garage/Workshop**

17' x 8' 8" ( 5.18m x 2.64m )

Single garage with electric door with power and lighting with additional workshop.

### **Agents Note -**

The owner is in the process of altering the site boundary, please contact branch for further information









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 Band: D

Tenure: Freehold

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