



Spacious, Character 4-Bedroom Chalet Bungalow with Quality 1-Bedroom Annex

Tenure: Freehold

**31 West Moors Road, Three Legged Cross,
Wimborne, Dorset. BH21 6QT**

Price £775,000

- Spacious Entrance Hall
- Lounge with bay window & fireplace
- Dining Room leading to Conservatory
- Large Kitchen plus Utility Room
- 4 Double Bedrooms
- En-Suite Shower Room & 2 Bathrooms
- Quality 1-Bedroom Self Contained Annex
- 'Open-Plan Living Space, Bedroom & Shower Room
- Private, Sunny Garden with Shed
- 2 Double Garages & Excellent Parking

Spacious character chalet bungalow, skilfully extended including a substantial loft conversion, plus a detached Annex which is essentially a 1-bedroom bungalow, ideal for independent living for additional family or to produce rental income by way of a holiday let. The main property offers spacious, well-planned accommodation having 4-double bedrooms & 3 bathrooms. Overall, the property has been well maintained and improved by the current owners, is set on a mature plot of approximately 0.21 acre and benefits from excellent 'off road' parking, 2 double garages & a private garden. Set in an established non-estate location, the property is close to local amenities and nearby protected heathland walks. Within a short drive is the historic towns of Ringwood & Wimborne with the seaside resorts of Bournemouth & Poole being approximately 12 miles distance. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Entrance Hall: Stairs to first floor. Useful cloaks cupboard.

Lounge: Feature fireplace with gas fire fitted (untested). Bay window.

Dining Room: Ample room for dining suite, opening to kitchen & double doors to:

Conservatory: PVCu Double-glazed construction. Double doors to rear garden.

Kitchen: Good range of base & wall units. Space for cooker with extractor fan over. Tall larder unit.

Cupboard housing recently installed gas boiler. Space for fridge & freezer. Opening to:

Utility Room: Range of base & wall cupboards. Space for washing machine & tumble dryer. Door to rear garden.

Bedroom 1: Large built-in wardrobe with mirror fronted doors. Bay window.

En-Suite Shower Room: Walk-in shower with thermostatic shower. Vanity wash basin & WC.

Bedroom 2: A large room with side aspect window.

Family Bathroom: A large bathroom comprising panelled bath with thermostatic shower over & screen fitted. Wide slab top wash basin & WC. Heated towel rail.

FIRST FLOOR

Landing: Velux window. Access to eaves storage space.

Bedroom 3: PVCu double-glazed window to side aspect. 2 access points to eaves storage space.

Bedroom 4: 2 Velux windows to side and rear aspect flooding the room with natural light.

Bathroom: Comprising panelled bath with thermostatic shower over. Wash basin & WC.

ANNEX: Self contained Annex

'Open-Plan' Living Space: Ample space for lounge & dining suite. Fitted kitchen with base & wall units. Plumbing for washing machine & space for fridge/freezer. Hatch to roof space. Door to private courtyard garden & door to main garden.

Double Bedroom: Large built-in wardrobe.

Shower Room: Modern suite comprising walk-in Shower cubicle with thermostatic shower. Vanity wash basin & WC. Heated towel rail.

Gas Central Heating (New Glow-Worm combination boiler 2023))

PVCu Double-Glazing, Cavity Wall Insulation, PVCu Soffits, Fascias & Gutters

Wide Driveway providing excellent 'off-road' parking for a number of vehicles, boat/caravan, leading to: 2 Double Garages: Twin up & over doors (one with electric control). Power & light.

Rear Garden: Delightful rear garden predominantly laid to lawn with a covered paved patio to the rear of the property. In all, enjoying a good degree of privacy. Garden shed. Outside tap. Side gates.

Council Tax Band: 'E'

Energy Rating 'fbc'



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04761



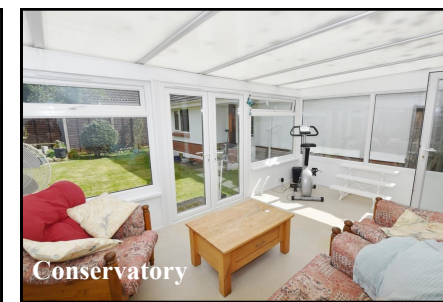
Large Kitchen



Window overlooking Garden



Utility Room



Conservatory



Lounge



Lounge



Dining Room



Conservatory



Spacious



Landing



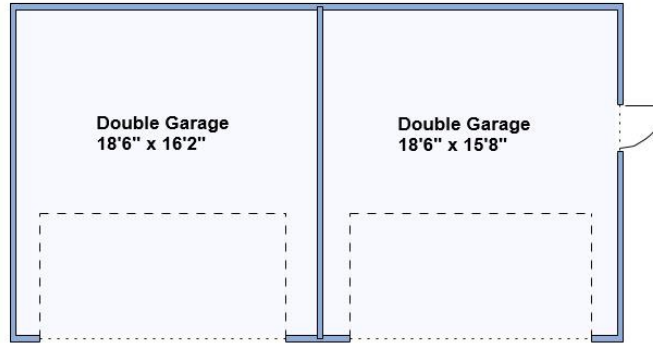
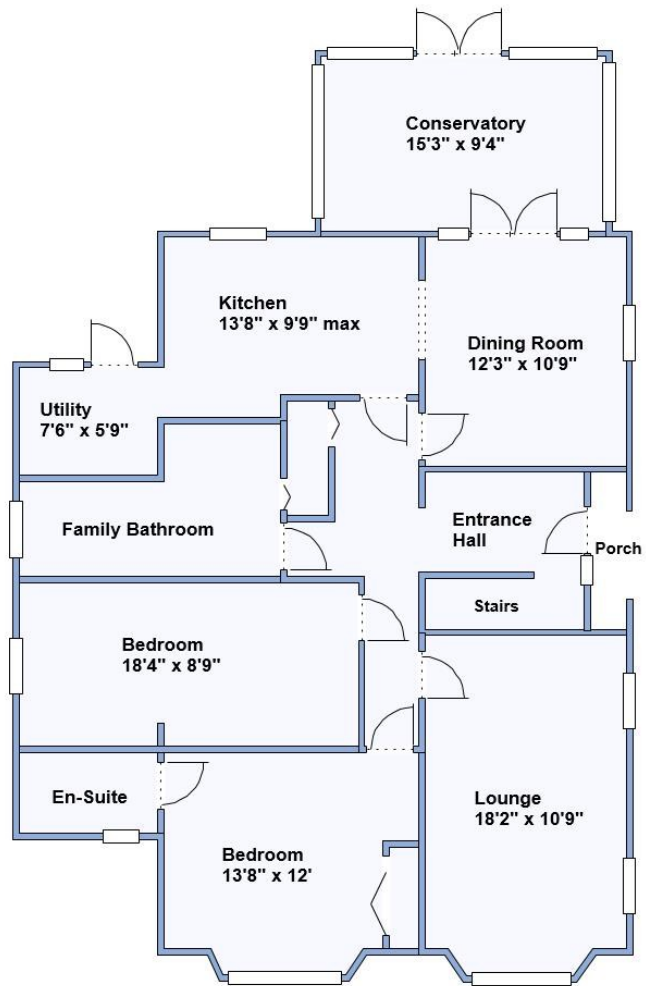
Bedroom 1



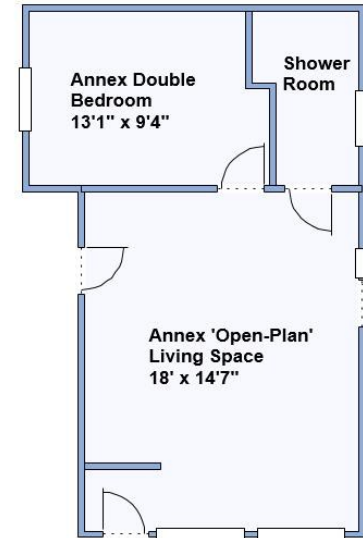
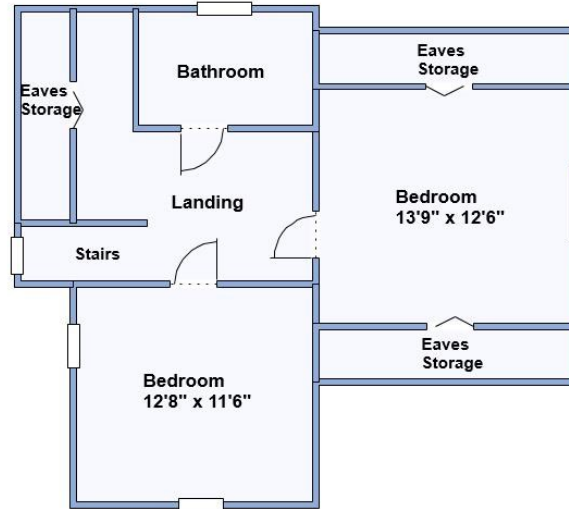
Bedroom 3



Family Bathroom



This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.





Annex 1-Bedroom Bungalow



Annex 'Open-Plan' Living Space



Annex Kitchen Area



Annex Double Bedroom



Annex Double Bedroom



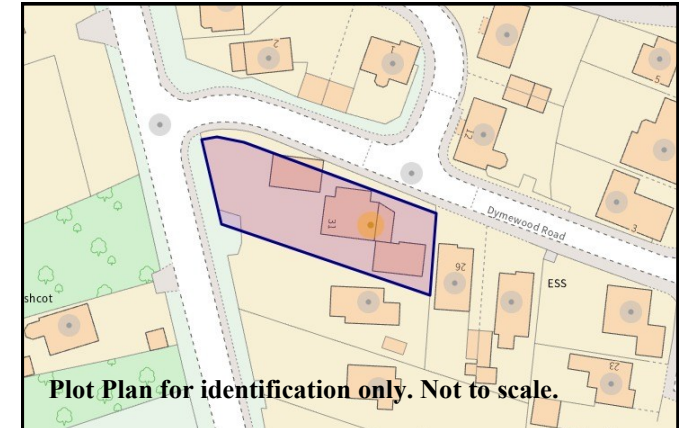
Annex Shower Room



2 Double Garages



Large Garages



Plot Plan for identification only. Not to scale.