

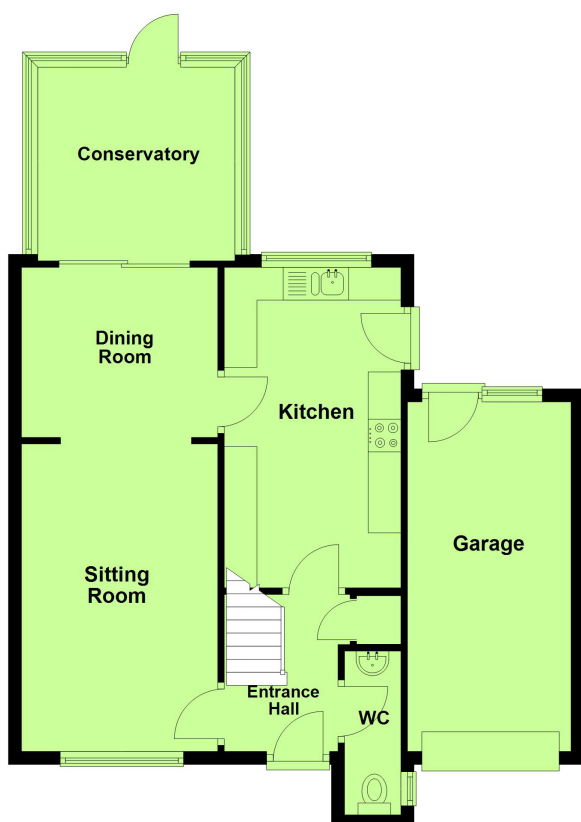
31 Edwina Drive
Poole BH17 7JG

Price **£380,000** Freehold

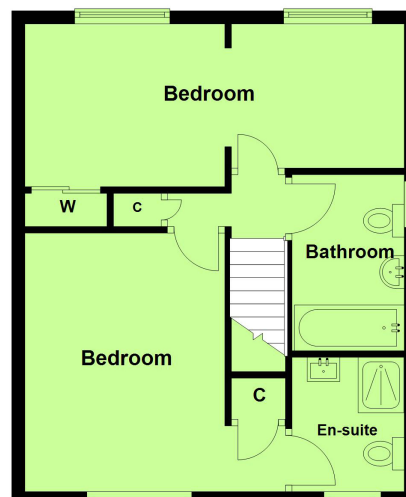


A SUPERBLY PRESENTED TWO BEDROOM
DETACHED FAMILY HOME SITUATED IN
A QUIET AND POPULAR RESIDENTIAL
LOCATION, BENEFITTING FROM SOUTHERLY
FACING REAR GARDEN.

Ground Floor



First Floor



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and 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 PlanUp.

- * **ENTRANCE HALLWAY 8'6" x 6'3" (2.62m x 1.92m)**
- * **CLOAKROOM 7'5" x 2'6" (2.28m x 0.79m)**
- * **SITTING ROOM 15'2" x 9'9" (4.63m x 3.01m)**
- * **DINING ROOM 9'9" x 8'8" (3.01m x 2.68m)**
- * **CONSERVATORY 10'9" x 9'1" (3.32m x 2.77m)**
- * **KITCHEN 16' x 9' (4.87m x 2.74m)**
- * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 13'2" x 10'3" (4.02m x 3.13m)**
- * **EN SUITE SHOWER ROOM 6'6" x 5'4" (2.01m x 1.64m)**
- * **BEDROOM TWO (ORIGINALLY TWO BEDROOMS) 19' x 8' (5.79m x 2.43m)**
- * **FAMILY BATHROOM 8'8" x 5'7" (2.68m x 1.73m)**
- * **DRIVEWAY PARKING**
- * **SINGLE GARAGE**
- * **FRONT AND REAR GARDENS**
- * **DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has stairs rising to first floor, storage cupboard, telephone point and access into the ground floor cloakroom which has frosted window to side, low level flush WC and pedestal wash hand basin with hot and cold tap with tiled splashback. The light and airy sitting room has window to front, TV point, telephone point, central fireplace with brick hearth, surround and wooden mantel. An archway leads through to the dining room which in turn via sliding doors gives access to the conservatory which has pleasant views over the rear garden. The spacious kitchen has window to rear, double glazed frosted door to side, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, breakfast bar eating area, space for dishwasher, washing machine and tall fridge/freezer and integrated appliances to include oven, four ring gas hob and extractor fan over.

The first floor landing has loft access via a hatch and storage cupboard with shelving. Bedroom one has window to front, built in storage cupboard and a range of fitted furniture to include drawers, dressing table, wardrobes and cupboards. The modern fitted en suite shower room has frosted window to front, fully tiled walls and flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and shower cubicle with 'Triton' shower. Bedroom two (originally two separate bedrooms but now forms one bedroom) with built in wardrobe with cupboard above, TV point and two windows to rear aspect with pleasant views over the garden. The family bathroom has frosted window to side, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a small area laid to lawn and a block paved driveway providing off road parking in turn leading to the garage which has electric roller door, light, power, wall mounted 'Worcester' boiler and personal door to rear. The secluded and southerly facing rear garden has a patio running adjacent to the property providing seating, in turn leading to the remainder which is predominantly laid to lawn with timber fence and mature shrub borders. There is an area to the rear being laid to shingle with hardstanding for shed. Access along the side of the property in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the last turning on the right into Chetwode Way. Edwina Drive is the first turning on the right hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2095