



## 33 Egdon Drive

Merley, Wimborne, BH21 1TY

**Guide price £485,000**



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Located on a quiet cul-de-sac in the popular residential area of Merley is this spacious four double bedroom detached family home.

Entry to the property is via the ground floor which leads to the entrance hall. The entrance hall has doors leading to the lounge/diner, kitchen and ground floor shower room with stairs leading to the first floor.

The ground floor shower room houses a wash hand basin with vanity unit, low level WC as well as a walk-in shower cubicle.

The kitchen benefits from a range of wall and base units with work surfaces. There is a pantry cupboard along with integrated appliances include an oven, gas hob and extractor fan. There is further space for a fridge/freezer. A door leads from the kitchen on to the private rear garden.

The through lounge/diner runs from the front of the house to the rear with sliding patio doors leading on to the rear garden.

On the first floor there are four bedrooms. Two bedrooms benefit from built in wardrobes.

The bathroom has part tiled walls, a frosted double glazed window to the side aspect, bath with glass shower screen and shower attachment, WC, wash basin and radiator.

Externally, the property benefits from well maintained front and rear gardens. The rear garden has a fence surround, laid lawn with shrub borders and patio

area along with access to the garage from the rear as well as access to the front via a side gate.

To the front there is a tarmac driveway providing off-road parking which leads to a garage which benefits from an up and over door along with mains power supply and lighting. The garage also houses the washing machine and tumble dryer.

The property is located in the popular location of Merley. Located close to local amenities, parks and schools. The historical town of Wimborne town centre is approximately 3 miles away.

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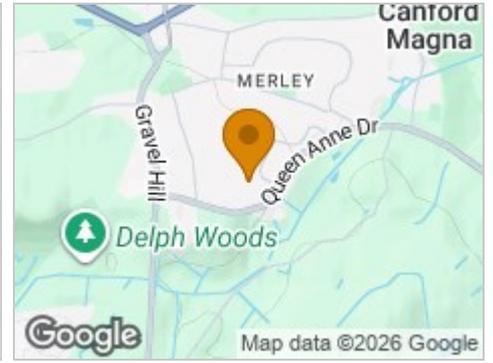
## Road Map



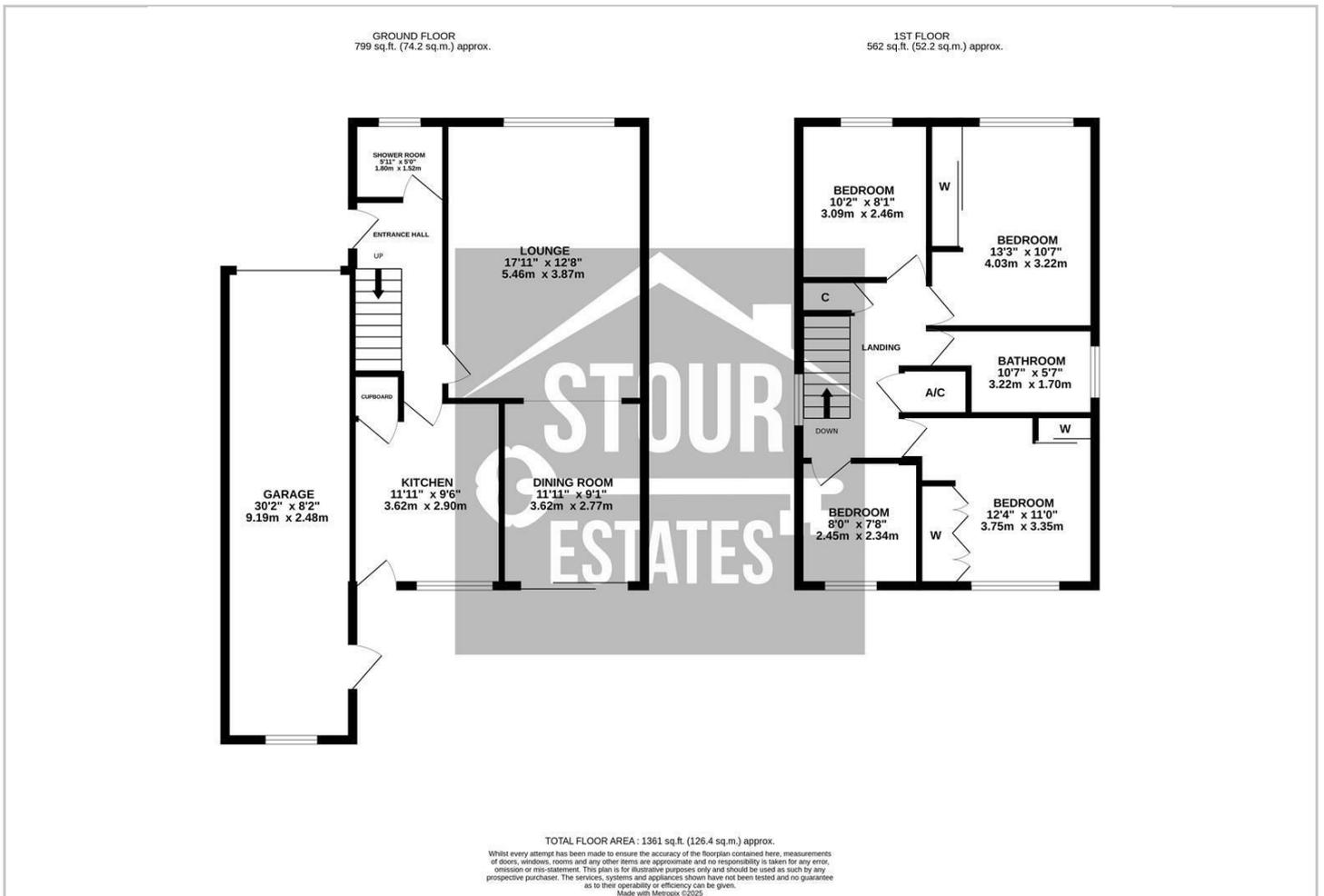
## Hybrid Map



## Terrain Map



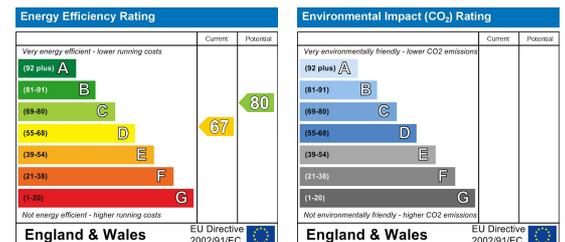
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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