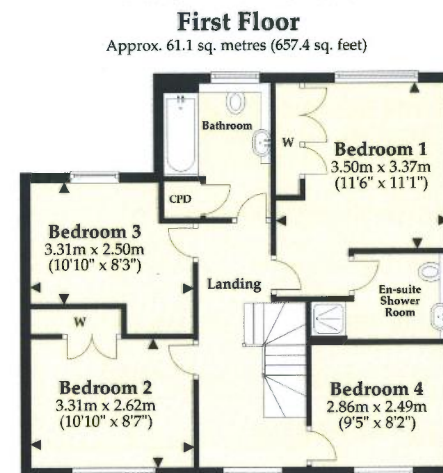


Main area: Approx. 125.8 sq. metres (1354.3 sq. feet)
Plus garages, approx. 14.8 sq. metres (159.1 sq. feet)



B&B team
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Dymewood Road, Three Legged Cross, Dorset, BH21 6PA



A Spacious Four Bedroom Family Home in a popular cul de sac location—No Onward Chain

- Entrance Porch & Hall
- Lounge with Fireplace
- Kitchen/Breakfast Room
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- Conservatory at the Rear
- Four Bedrooms
- Ensuite Shower Room
- Ground Floor Cloakroom
- Integral Garage
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Property Details

The Property - comprises a **Substantial Light and Airy Detached House** built we understand in the late 1980s in a select cul de sac location within walking distance of local shops and highly regarded local First School. **Features of the accommodation include Gas Fired Central Heating by Radiators (new boiler in July 2022), UPVC Framed Double Glazing, Cavity Wall Insulation, Fitted Carpets, Window Blinds and Curtains** included and the property is offered for sale with the added benefit of **No Forward Chain**. Three Legged Cross has good road connections to other centres including **RINGWOOD, BOURNEMOUTH, POOLE** and **SOUTHAMPTON**.

ACCOMMODATION GROUND FLOOR

Entrance Porch: with outside light.

Entrance Hall: with telephone point and useful understairs storage cupboard.

Cloakroom: fitted WC, washbasin and mirror door cabinet.

Lounge: 14'4 (min) x 10'10 with bay window, TV aerial point and 'Adam' style fireplace surround with polished stone hearth and fitted gas coal effect fire.

Dining Room: 10'10 x 9'5 with patio doors to the west facing rear garden.

Kitchen/Breakfast Room: 13'6 x 8'0 with part tiling to the walls and fitted with units and co-ordinating worktops incorporating sink unit beneath which are a range of storage cupboards and drawers and **integrated Dishwasher** and with matching wall cupboards above. **Integrated Gas Hob with Cooker Hood** over and **Electric Oven/Grill** beneath. TV aerial connection, space for table and chairs and leading to:

Utility Room: 8'0 x 5'2 with fitted work surface, sink unit and beneath which are storage cupboards, washing machine and above are matching wall cupboards. Fridge/Freezer also included. Half glazed door to:

Conservatory: 14'1 x 10'7 with light and power points and wide 'French' doors to the rear garden.

FIRST FLOOR

Landing: with hatchway with ladder to the roof space.

Bedroom No. 1: 11'6 x 11'1 with telephone point and built-in triple door wardrobe.

Ensuite Shower Room: with half tiling to the walls and fitted fully tiled shower enclosure, WC, washbasin with cupboards under, shaver point and wall mirror.

Bedroom No. 2: 10'10 x 8'7 with built-in double door wardrobe.

Bedroom No. 3: 10'10 x 8'3 with recess suitable for wardrobes.

Bedroom No. 4: 9'5 x 8'2

Bathroom: with half tiling to the walls, fitted bath with mixer tap, shower attachment and splash screen, washbasin with cupboards under and WC. Shelf, wall mirror, light and shaver point and airing cupboard off.

OUTSIDE

Integral Garage: 17'4 x 8'9 with up and over door, light and power points and wall mounted 'Worcester' gas fired boiler.

Outside Water Tap

Garden: the **Front** is planned for ease of maintenance with shingle, mature specimen shrubs, hedges and a double width tarmac driveway. The **Rear Garden** which measures about **36ft in width by about 30ft in minimum depth** (10.97m x 9.14m) **enjoys a westerly aspect** and is screened by fencing and mature hedges and laid to lawn together with mature shrubs on the borders and patio area.

Services: All Main Services Connected.

Council Tax Band: E

Council Tax Payable 2023/2024: £2,416.09

Energy Rating: D (Current 65, Potential 80)

Property Reference: BBR230094



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