



HEARNES

WHERE SERVICE COUNTS

**Joys Road,
Three Legged Cross, BH21 6SJ**

FREEHOLD

GUIDE PRICE £290,000

“A generous sized family home with a secluded south facing garden, off road parking and no chain”

This generous sized and conveniently located three bedroom family home has a 17' conservatory overlooking a south facing garden with off road parking, workshop and enclosed front garden.

This light and deceptively spacious family home is offered in immaculate condition. The property also now comes to the market offered with no onward chain.

- **A three bedroom family home with a south facing garden, off road parking and no chain**
- **Entrance hall**
- **Cloakroom** finished in a white suite
- **Inner hallway/study area**
- **26' Lounge/dining room**
- The **lounge area** has a double glazed window overlooking the front garden
- The **dining area** has ample space for a dining table and chairs and sliding patio doors leading out into the conservatory
- Modern **kitchen** incorporating ample rolltop worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, recess for dishwasher and plumbing, recess for fridge freezer, tiled floor
- **Conservatory** with tiled floor, space and plumbing for washing machine, wall mounted gas fired Worcester boiler, tiled floor and two sets of double glazed French doors leading out into a south facing rear garden

First Floor

- **Landing** with two useful storage cupboards
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted wardrobe with sliding doors
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is a good sized single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls

Outside

- The **rear garden** has been landscaped for ease of maintenance and faces a southerly aspect. The garden incorporates a gravelled seating area with a gravelled path continuing down to a useful workshop with light and power and a gravelled off road parking space with rear vehicle access. The rear garden itself is fully enclosed
- The **front garden** has been landscaped for ease of maintenance and is fully enclosed
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

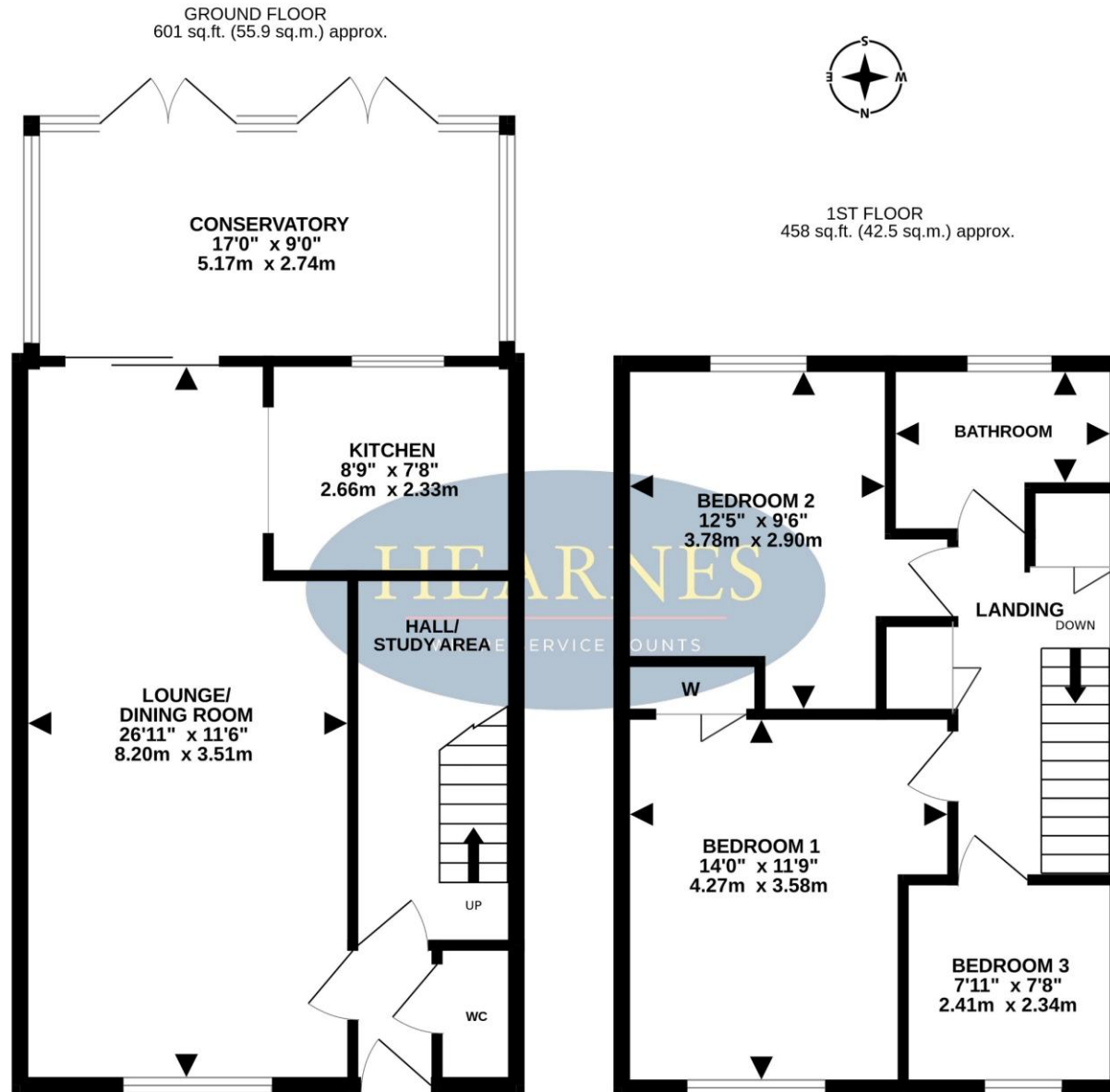
West Moors offers a good selection of day to day amenities. The village centre of West Moors is located approximately 2.5 miles away. Moors Valley is close by and Verwood is located 2 miles away with shops and amenities available. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

