

Sandhurst Drive

Three Legged Cross, Dorset BH21 6SQ





“Exceptionally well maintained detached four bedroom bungalow in a quiet semi-rural location offered with no forward chain”

FREEHOLD PRICE £595,000

This superbly presented detached modern bungalow built 30 years ago provides 1,660 sq ft of accommodation to include four bedrooms served by modern en-suite and main bathrooms, impressive living and combined dining rooms, spacious fitted kitchen/breakfast room and adjacent utility space.

Other benefits include a convenient storm porch, sizeable reception hallway, new carpets, modern gas central heating, updated high quality double glazing, upgraded advanced Trooli broadband connectivity available, extensive driveway parking with timber gate providing parking for several vehicles including safe storage of a caravan/motor home to a detached garage together with mature landscaped private westerly facing garden with electric sun awning.

The property is conveniently located towards the head of a quiet cul-de-sac among similar aged bungalows with access to nearby Moors Valley Country Park, Three legged Cross convenience store, Verwood, Ferndown and Ringwood and the A31 commuter routes to Southampton and the M27.

- **Entrance porch**, convenient addition **storm porch** leading to the spacious **hallway**
- **Kitchen/breakfast room** with a comprehensive range of base and wall mounted units with adjacent worktops and tiled splashbacks, one and a half bowl sink unit with mixer taps and double glazed window above overlooking the rear garden, integrated and raised oven and grill with inset four ring gas hob and extractor over, plumbing for dishwasher, open arch to the utility room
- **Utility room** has an additional range of units and worktop with sink unit, plumbing for washing machine and double glazed door and window to the side driveway
- **Lounge** measuring approximately 16ft 7in x 16ft 5in, impressive triple aspect room with double glazed windows and French doors giving access to and overlooking the rear garden, central gas flame effect fire and fireplace surround, large open arch to the dining room
- **Dining room** with double glazed window to the side, glazed internal double doors to the hall
- **Bedroom one** has a double glazed bay window to the front aspect and a dual set of fitted wardrobes to both sides of the entrance to the en-suite shower room
- **En-suite shower room**, fully tiled with shower cubicle, WC and wash hand basin, double glazed window
- **Bedroom two** double glazed window to side aspect
- **Bedroom three** double glazed window to the front aspect
- **Bedroom four** double glazed window to the side aspect & hatch to loft with retractable loft ladder
- **Family bathroom** fitted in a stylish modern suite comprising panelled bath with surrounding tiled walls, separate shower cubicle, WC, wash hand basin, extractor fan and double glazed window

COUNCIL TAX BAND: F

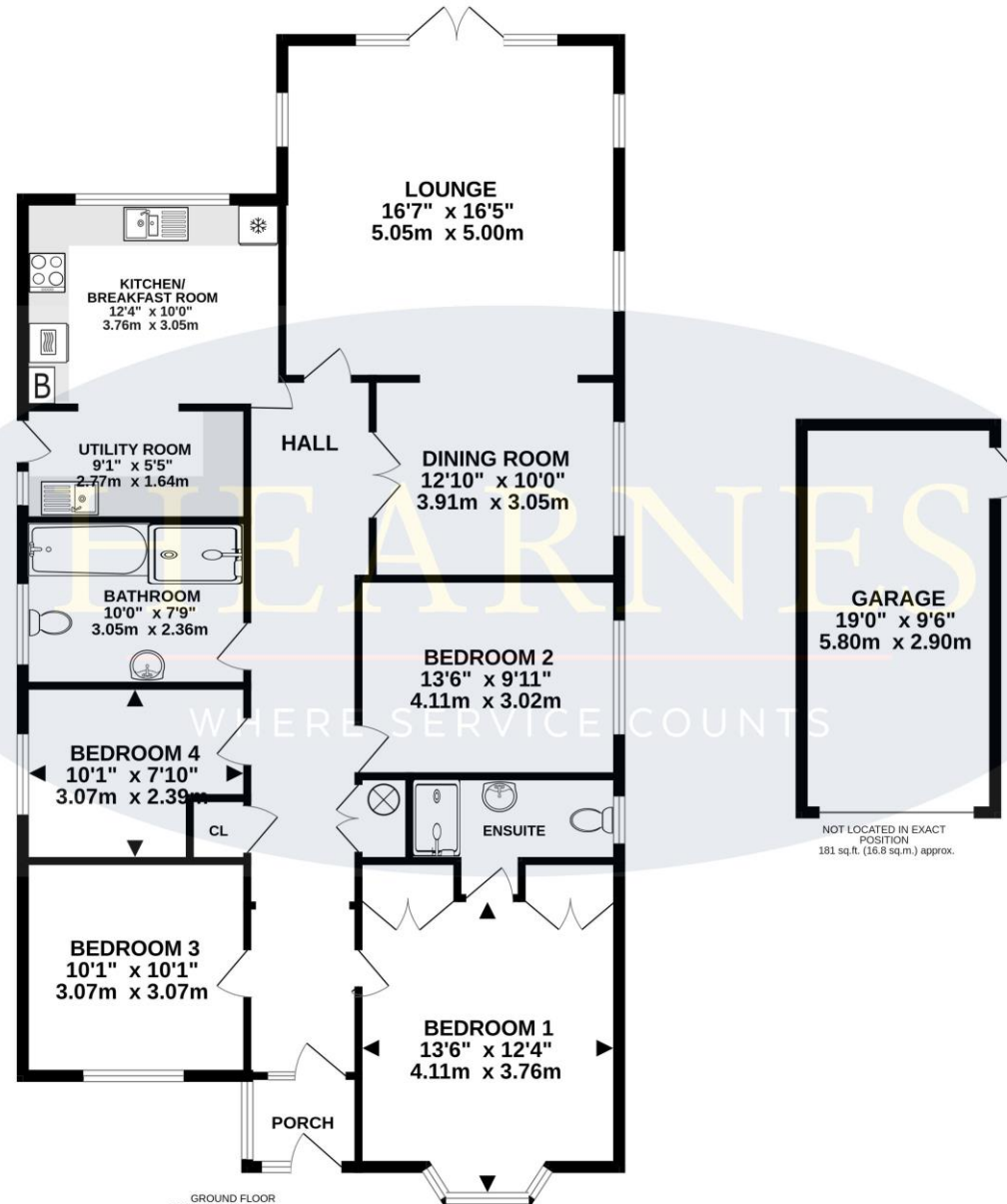
EPC RATING: C





TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
181 sq.ft. (16.8 sq.m.) approx.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- To **the front** there is a tarmac driveway with initial turning space, private garden and dwarf wall
- **Garage** measuring approximately 19ft x 9ft 6in, brick built detached garage with up and over door, internal power, light and pitched roof with side door access and security lighting
- **The rear garden** measures approximately 50ft x 48ft. Superbly maintained, low maintenance landscaped westerly facing garden providing secluded outlook across a level patio and lawned garden with mature shrub borders, greenhouse, two sheds and reinforced pavia space for motorhome enclosed by timber fencing and well tended hedging.



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