



# 68 Magna Road, Poole, Dorset. BH11 9NA

- Detached House
- Living Room & Separate Dining Room
- Four Bedrooms
- Secluded Rear Garden
- Integral Garage
- En-Suite Shower Room
- Driveway



## PROPERTY DESCRIPTION

Discover the epitome of modern living in this exceptional 4-bedroom detached house nestled on the sought-after Magna Road in the charming Old Bearwood area of Dorset with easy access to A31/M27 to London and A31/A35 to the West.

Arrive home to the convenience of ample off-road parking on a well-maintained gravel drive, setting the tone for the impressive features awaiting within.

Step inside to a seamlessly designed layout where a spacious dining room flows effortlessly into the inviting lounge. Natural light floods the space, enhancing the warm ambiance created by the multi-fuel wood burner, providing both charm and practicality. French doors beckon you to explore the outdoor haven – a beautifully landscaped garden offering a serene retreat.

The heart of the home, the kitchen, is a culinary enthusiast's dream. A butler sink adds a touch of elegance, while the free-standing space accommodates a washing machine and a range master cooker with 2 ovens and a grill. A clever use of space under the stairs provides additional free-standing room for a fridge freezer, once a larder that now seamlessly integrates modern convenience.

Venture upstairs to discover four generously sized double bedrooms, each exuding comfort and style. The main bedroom stands out with its fully tiled en-suite, complete with a walk-in shower, wash hand basin, and w.c. Meanwhile, the family bathroom on the west wing is a haven of relaxation, featuring a soothing bath, overhead shower, wash hand basin, and w.c.

The convenience extends beyond the interior, as a garage boasting bi-fold doors to the rear and accessible from the kitchen offers versatile use, doubling as a utility space. The secluded rear garden presents an idyllic backdrop with its lush lawn, mature shrubs, and three sheds catering to various storage needs.

This residence seamlessly combines functionality, being an ideal work from home property, with aesthetic appeal, offering a lifestyle of comfort and sophistication. Don't miss the opportunity to make this house on Magna Road your home – where modern elegance meets everyday practicality.

Book your appointment to view by contacting Mursells Estate Agents today!



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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