



*Asking Price*

**£495,000**

EGDON DRIVE, WIMBORNE BH21 1TY

Freehold







- ◆ DETACHED HOUSE
- ◆ FOUR DOUBLE BEDROOMS
- ◆ INTEGRAL SINGLE GARAGE
- ◆ OFF ROAD PARKING
- ◆ CUL DE SAC LOCATION
- ◆ EXTENDED VAULTED LIVING SPACE
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A detached, four bedroom, family home boasting an integral garage, cul de sac location, generous open plan kitchen breakfast room and versatile off road parking.

## Property Description

Egdon Drive is positioned on the southerly edge of Merley and this particular home sits towards the head of this quiet cul de sac. The accommodation offers a living room, cloakroom and generous open plan kitchen breakfast room to the ground floor and four double bedrooms, with en-suite shower room to bedroom two, and family bathroom to the first floor. The kitchen has been thoughtfully designed and incorporates a versatile walk-in style pantry and the breakfast area has been extended with a feature vaulted single storey extension. The property also offers gas fired heating and is double glazed throughout.









## Gardens and Grounds

The front garden is laid to a kept lawn and there is a tarmacadam driveway to the left hand side, suited to two vehicles, and in turn gives access to the integral single garage. The rear garden is primarily laid to a kept raised lawn and there is a paved patio area spanning the rear elevation of the home, which is ideal for outside dining and barbeques.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



- Size: 1329 sq ft (123.5 sq m)
- Heating: Gas fired (Vented) 8yrs old.
- Glazing: Double glazed
- Loft: Ladder installed. 25% boarded.
- Parking: Off road parking & single garage
- Garden: North East facing
- Main Services: Electric, water, telephone, drains
- Local Authority: BCP Council
- Council Tax Band: E

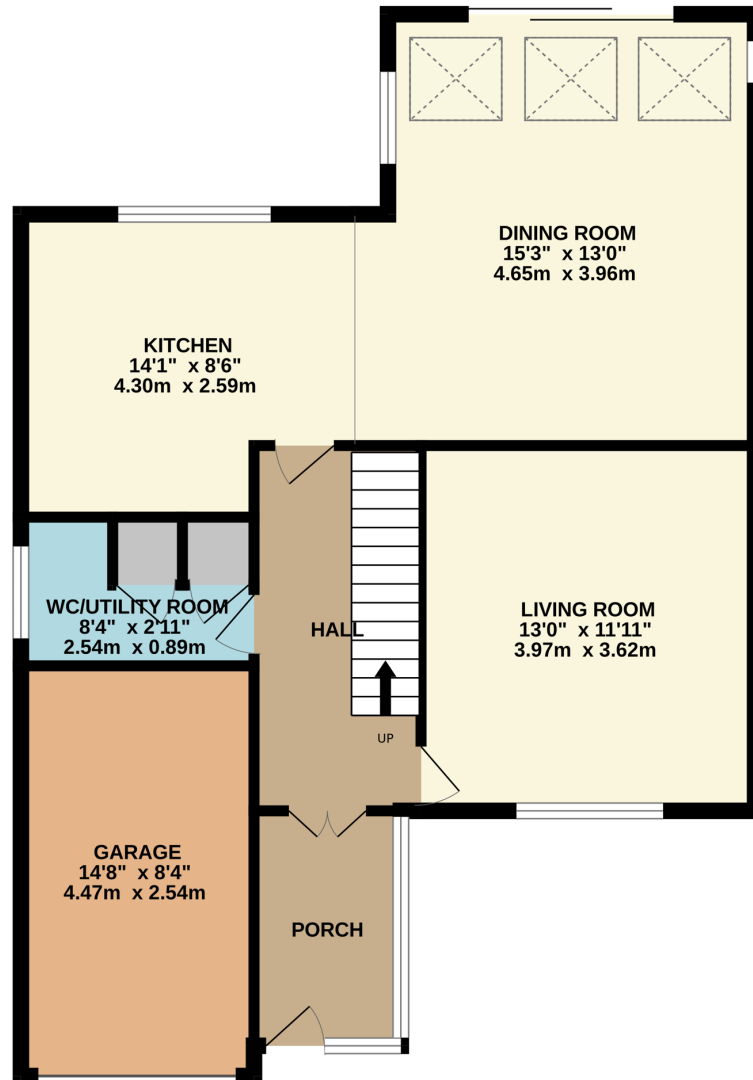




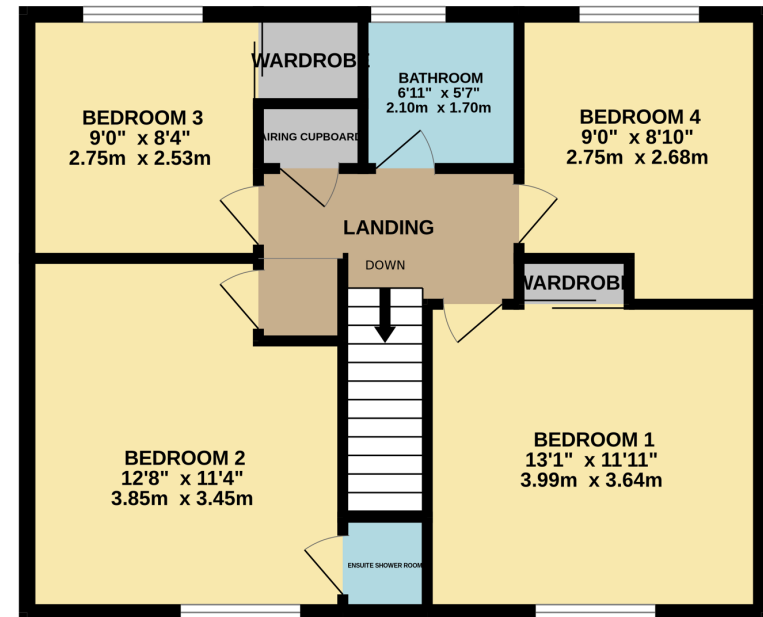




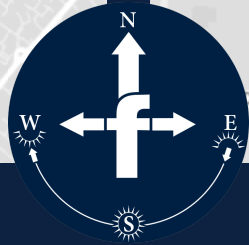
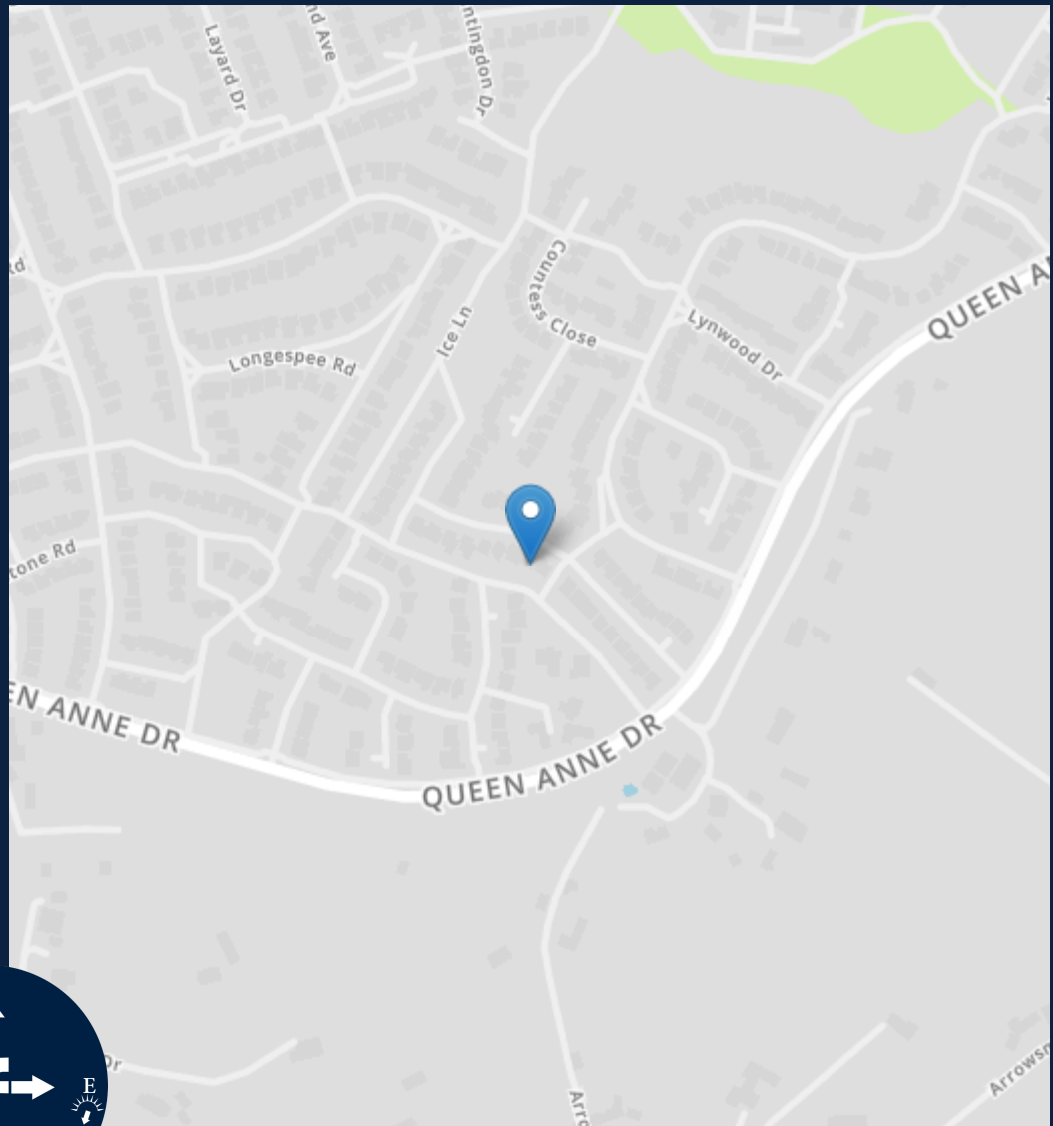
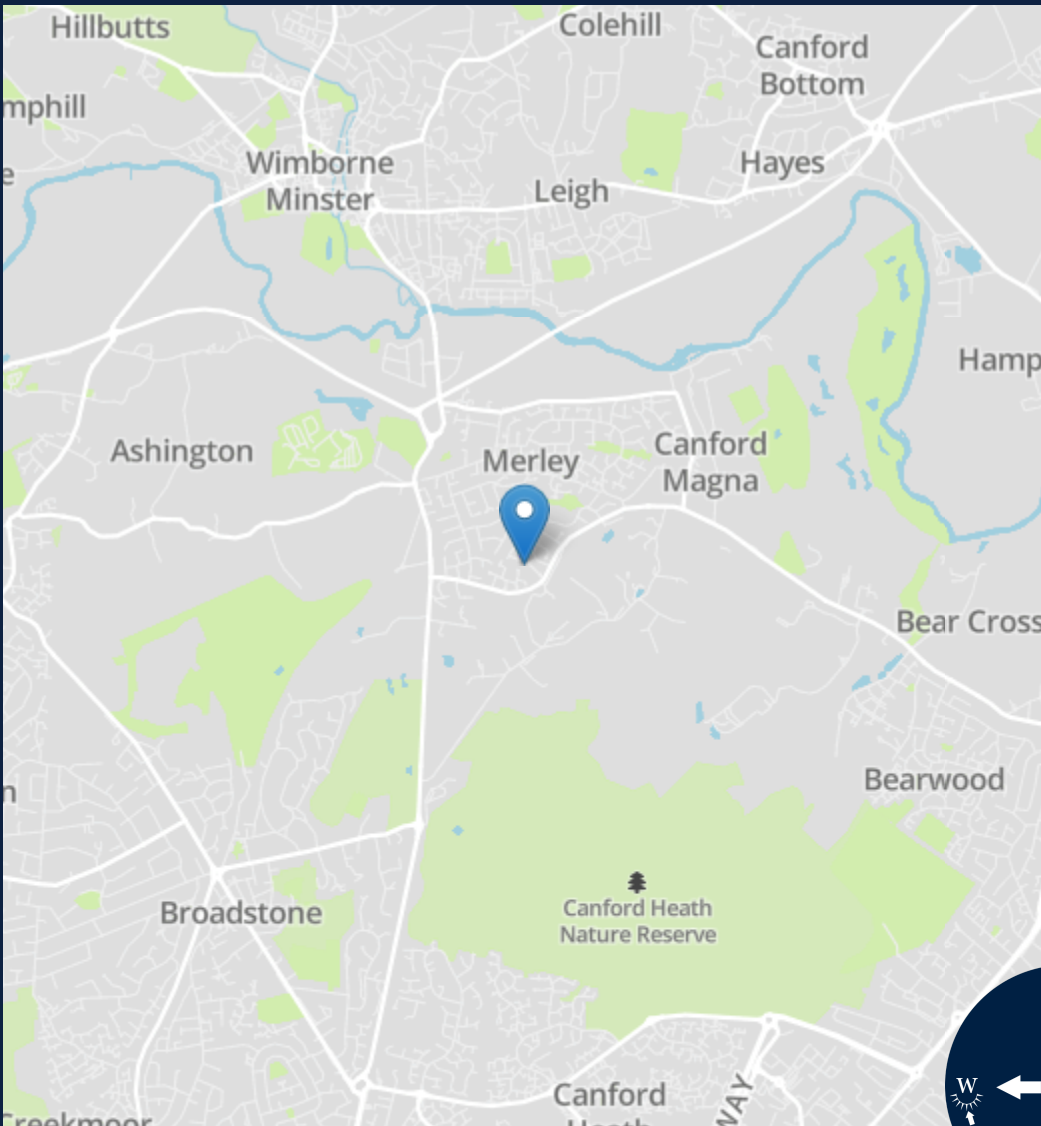
GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.2 sq.m.) approx.








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

EU Directive  
2002/91/EC





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