



19 EGDON DRIVE, MERLEY, WIMBORNE, DORSET, BH21 1TY

PRICE GUIDE: £400,000-£410,000 FREEHOLD

A SPACIOUS 3 BEDROOM DETACHED FAMILY HOUSE SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC, ON THIS POPULAR DEVELOPMENT, ABOUT 2 MILES SOUTH OF WIMBORNE TOWN CENTRE, WITH AN OPEN PLAN LIVING/DINING ROOM, SEPARATE SITTING ROOM, AND A SECLUDED WESTERLY FACING REAR GARDEN.

SUMMARY:

The property offers deceptively spacious accommodation, and benefits from gas central heating, and double glazed windows.

AT A GLANCE

- Westerly facing rear garden
- Open plan living/dining room and separate sitting room
- Kitchen/breakfast room
- In a residential quiet cul-de-sac, on this popular development
- About 2 miles south of Wimborne town centre



DESCRIPTION:

A front door leads through to the reception hall. The sitting room enjoys a front aspect, with a feature fireplace (with inset gas fire).

There is an open plan living/dining room with sliding patio doors to the westerly facing rear garden, and an open walkway leads through to the kitchen/breakfast room comprising a range of units, a breakfast bar, built-in oven, hob with extractor hood over, space for washing machine and dishwasher, and a door leads to a rear porch (with door to garden).

From the reception hall, a staircase leads to the first floor landing where there is an airing cupboard housing the hot water cylinder. The main bedroom has a range of fitted wardrobes, bedroom 2 has a built-in storage cupboard, and bedroom 3 has a fitted cupboard over the stairs. There is a contemporary bathroom comprising a bath (with shower and shower screen), and a vanity unit (with inset wash basin). Also, a separate WC.



A brick paved driveway providing off road parking leads to a single garage with an up-and-over door. The front garden is laid to shingle for ease of maintenance, with established shrubs. The westerly facing rear garden affords a good degree of privacy has a brick paved patio ideal for al fresco dining, a lawned area, a further patio area and planted borders.

LOCATION:

Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

COUNCIL TAX:

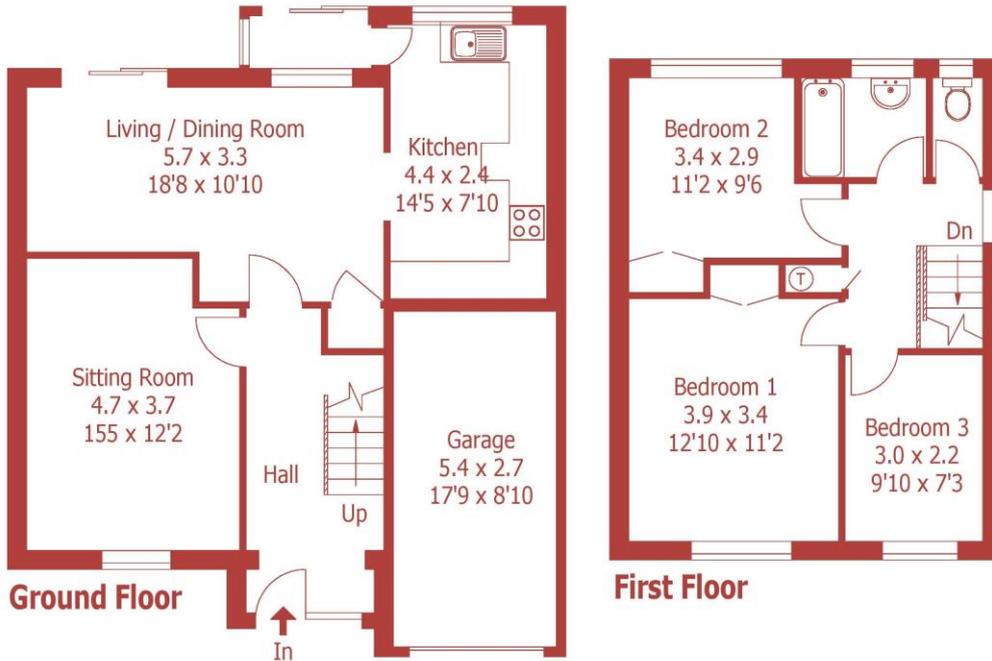
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DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive. Take the third turning on the left into Lynwood Drive, and take the first turning left into Egdon Drive. Bear left, and number 19 can be found on the right hand side.



Approximate Gross Internal Area :- 115 sq m / 1241 sq ft



For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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