



**HEARNES**

WHERE SERVICE COUNTS

**Church Road, Three Legged Cross  
Dorset BH21 6 RQ**



# FREEHOLD PRICE

## £390,000

***“A generous sized family home with a secluded west facing garden and generous off-road parking”***

This generous sized and immaculately presented four bedroom, two reception room detached family home has a 45ft private, west facing rear garden and driveway providing off road parking for several vehicles.

The current owner has been in residence for approximately 18 years, over which time the property has been well maintained. The property now comes to the market with immediate vacant possession and keys are held within the office.

- **Four bedroom detached family home**

**Ground floor:**

- Good size **entrance porch**
- **Entrance hall**
- **Cloakroom** incorporating WC, wall mounted wash hand basin
- 22ft Dual aspect **lounge/dining room** with exposed brick feature fireplace with exposed brick feature wall and ceiling beams, sliding patio doors leading out into the garden
- 14ft **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess plus plumbing for washing machine, recess for fridge, floor standing gas fired boiler, space for floor standing freezer, space for breakfast table and chairs, tiled floor and a door leading out into the garden
- **Study** (formerly part of the garage) with fitted shelving and desk

**First floor:**

- **Master bedroom** is a good size double bedroom with built-in wardrobe and additional fitted bedroom furniture
- **Bedroom two** is also a good size double bedroom benefitting from built-in double wardrobe and single wardrobe
- **Bedroom three** is a large single bedroom with a pedestal wash hand basin
- **Bedroom four** is also a good size single bedroom with airing cupboard
- Family **bathroom/shower room** finished in a white suite to incorporate a panelled bath, separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls

**Outside:**

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 45ft x 40ft. Adjoining the rear of the property there is a patio area with the remainder of the garden predominantly laid to lawn. At the far end of the garden there is a summerhouse and timber storage shed. A side path leads round to a side gate
- The **front garden** measures approximately 50ft x 40ft.
- There is a **front driveway** which provides generous off road parking and two areas of well kept lawn with a well stocked flower bed
- The **former garage** is now used as a useful storage room with a metal up-and-over door remaining and an internal door leading through into the entrance porch
- Further benefits include **double glazing, replacement UPVC fascias & soffits, a gas fired central heating system**
- The property is offered with **no onward chain**

The property is located in the village of Three Legged Cross. There are two convenience stores approx 750 metres away. There is also a First School with Nursery within about 500 metres. Moors Valley Country Park is close by. The town of Verwood is about 2.5 miles away with shops including a supermarket, leisure centre and Middle School. The village of West Moors is located 2.5 miles away with a good selection of day-to-day amenities. Ferndown town centre is approximately 4.5 miles away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4.5 miles away.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

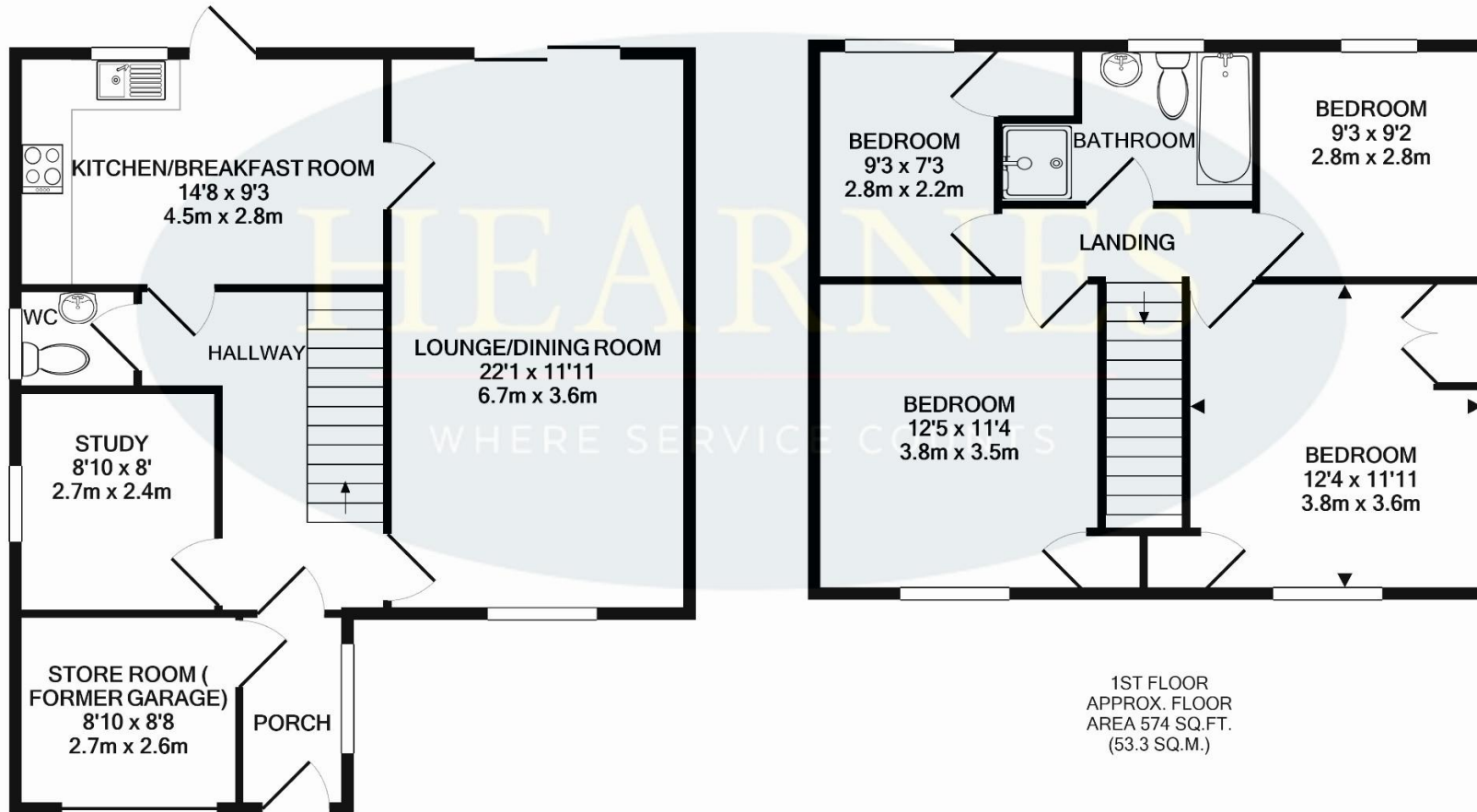
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.2 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



