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**EDWARDS**  
ESTATE AGENTS



**1D BRACKENDENE**

WIMBORNE, BH21 1RW

**FINE & COUNTRY**  
Homes from Edwards





STUNNING NEWLY BUILT  
THREE BEDROOM  
BUNGALOW IN GATED  
DEVELOPMENT

# GUIDE PRICE £550,000

- EXCEPTIONAL NEW HOME
- THREE BEDROOMS
- OPEN PLAN LIVING
- STYLISH HIGH SPEC KITCHEN
- BATHROOM AND MASTER ENSUITE
- UNDER FLOOR HEATING AND SOLAR PANELS
- ENERGY EFFICIENT
- GATED DEVELOPMENT

With three generous double bedrooms, master ensuite shower room and family bathroom, as well as well proportioned, open plan living space and a stylish kitchen, there really is a lifestyle for everyone in this stunning new home. Every detail and specification choice has been very carefully considered to achieve the best finish possible.

Properties come with full Building Control approval & 10-year Structural Warranty

## **External Specification**

Traditional brick and block construction with architectural stone detailing  
High quality upvc windows and doors  
Attractive up & over garage door  
Natural small clay tiles to all bungalow roofs  
Solar PV panels + energy saving measures to all properties  
Good quality slabbed paths & patio areas at rear





Attractive blocked paved parking areas & paths to front  
Permeable tarmac to central shared drive area  
Attractive Soft Landscaping scheme to all development

### **Internal Specification**

Comprehensive underfloor heating system to all properties.

'Class 1' open chimney flue ready to accept either natural, wood burning stove or gas fire (not installed)

Luxury painted internal doors with polished chrome ironmongery

Fully tiled bathrooms and en-suites (as designed by an interior designer)

All Vitra or similar chinaware/feature vanity units with polished chrome brassware

Paint finish will be as per standard build. Ceilings will be in white with walls being 'James White'.

### **Kitchen**

Attractive Millborne Kitchens to both properties. Various colour choices will be selected by our

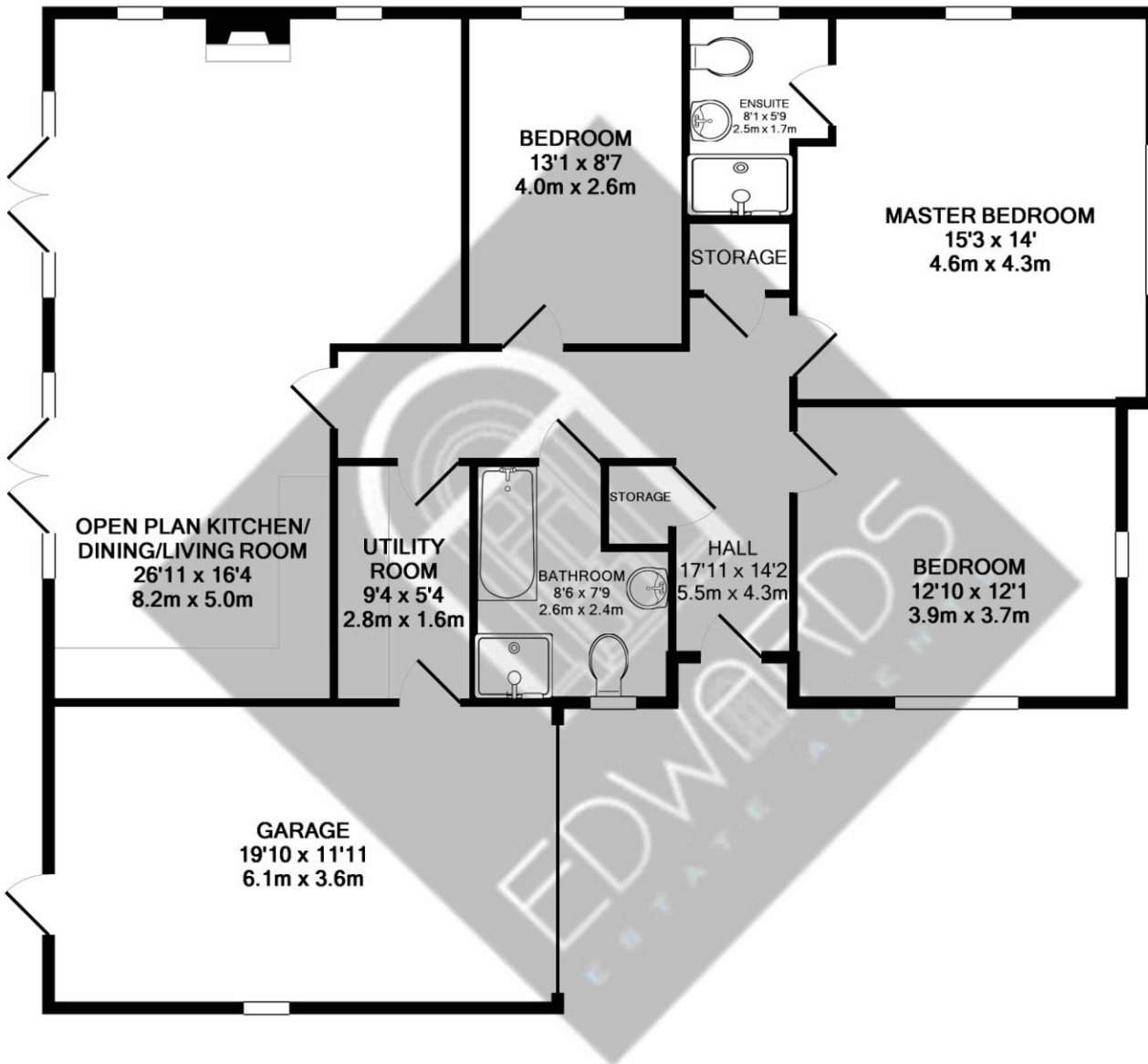
interior designers.

An impressive array of both premium quality Granite work surfaces

All good quality AEG or similar appliances to include; Electric Double Oven, Dishwasher, Fridge/Freezer, Gas Hob & Cooker Hood

'Amtico' flooring to all Kitchens/Utility areas





TOTAL APPROX. FLOOR AREA 1371 SQ.FT. (127.4 SQ.M.)

Whilst every attempt has 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 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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