



EDWARDS
ESTATE AGENTS

DULLAR LANE
WIMBORNE, BH21 4AD



PRICE GUIDE £495,000

This immaculately presented three bedroom DETACHED BUNGALOW is conveniently located in the popular village of STURMINSTER MARSHALL with local amenities and TRANSPORT LINKS nearby as well as a well regarded first school and nine hole GOLF COURSE.

The property is accessed via a private road with just two properties. The driveway has been extended and offers plenty of parking as well as access to the garage and rear garden.

Once inside, you are welcomed via a covered entrance porch and composite door into the spacious and light entrance hall, with oak effect laminate flooring, core matting, solid oak internal doors, two feature curved walls and a large storage cupboard.

To your left is the master bedroom, with a beautiful square bay window, panelling, fitted wardrobes and a beautiful ensuite with Haver Sand Stone effect ceramic floor and wall tiles, WC, walk in shower, heated towel rail and white Metro wall hung vanity units.

Opposite the master bedroom is a further double bedroom, also with fitted wardrobes. There is a further single bedroom.

The family bathroom includes a further walk in shower, separate bath, WC, Haver Sand Stone effect ceramic floor and wall tiles, heated towel rail and white Metro wall hung vanity units.

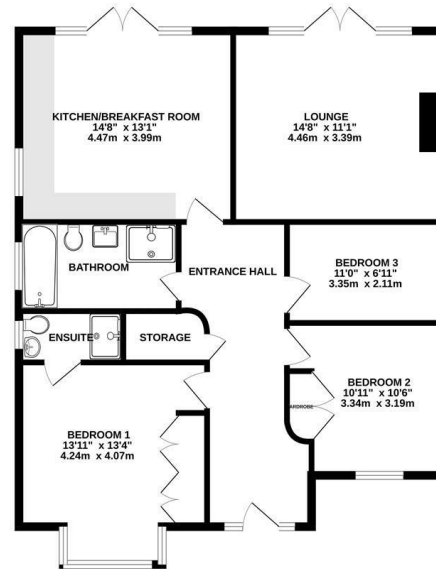
The lounge is spacious and bright, with patio doors to the rear garden and full height windows each side of the wood burner.

The beautiful kitchen includes Chelford Grey cabinets with white marble effect worktop and brushed brass effect handles. There is an integrated BOSCH Combi microwave, BOSCH touch control ceramic hob, integrated BOSCH multi-function oven, integrated Lamona fridge freezer, integrated Lamona washing machine, integrated Lamona dishwasher, ceramic sink and dark oak effect laminate flooring. There are double doors to the rear garden and onto a large patio, which has been partially covered with a stainless steel gazebo with tilting roof, providing both sun and shade. The garden itself is mainly laid to lawn and offers plenty of privacy.

Energy Performance Rating B
Council Tax Band E



GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and not guaranteed to be true to any one dimension or the other. The plan is for illustrative purposes only and should not be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made regarding their operation or condition.
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