



## DRYDEN PLACE, £725,000 FREEHOLD, COUNCIL TAX BAND- E EPC- D

THIS SPACIOUS AND BRIGHT THREE BEDROOM DETACHED BUNGALOW WITH TWO BATHROOMS HAS A GARAGE AND PARKING FOR MULTIPLE CARS. IT OFFERS A LOW MAINTENANCE SOUTHERLY REAR GARDEN. IDEALLY LOCATED ON A MATURE DEVELOPMENT CLOSE AND WITHIN EASY WALKING DISTANCE OF THE VILLAGE CENTRE.



**Winkworth**

for every step...

Milford on Sea | 01590 642641 |



**Approach:**

Patio path gives access via an obscure double glazed front door.

**Enclosed Entrance Porch:**

A ceiling light point, further obscure double glazed front door gives access to:

**Entrance Hallway:**

A loft hatch giving access to the roof space and further storage area. A double door built-in cloakroom cupboard with both hanging rail and separate storage space and telephone points. Further double built-in airing cupboard; housing the wall-mounted Valiant gas heating and hot water combination boiler with adjacent wall mounted time, switch and controls.

**Cloakroom:**

Matching suite comprising of low-level WC, pedestal wash and hand basin with a single radiator.

**Dining Area:**

Double glazed window to the side, double radiator, wooden obscure glazed door is access to the kitchen, with further access to the:

**Sitting Room:**

Double glazed double sliding patio doors- which give access out into the sun lounge and rear garden. Marble fireplace with matching mantle; hearth and central real flame gas fire with adjacent wall mounted touch controls, television; aerial and power points.

**Sun Lounge:**

Part brick and double glazed construction set under a pitched triple clear glazed roof, ceramic tiled floor and two power points with further double glazed double opening doors which gives access out onto the rear garden.

**Kitchen:**

Obscure double glazed door giving access to the side, roll edged work surface in part to four walls with a range of shaker style base and drawer units below. Further matching wall mounted units over, one a half bowl stainless steel sink and drainer in set to the work surface, space and plumbing below for washing machine, there is further space for both fridge and freezer. Four ringed gas hob in set to the work surface with extractor fan and light above, fitted electric double oven below, double radiator, loft hatch giving access to further storage space.

**Principal Bedroom:**

Double glazed window to the side, three double door built-in wardrobes all with hanging rails and separate storage space, double radiator and power points.

**Bedroom Two:**

Double glazed window to the side, double door built-in wardrobe with hanging rail and separate storage space, double radiator and two power points.

**Bedroom Three/Snug:**

Double glazed window to the side, a single radiator and a power point.

**Family Shower Room:**

Matching suite comprising of low-level WC, vanity wash hand basin with mono taps over and fitted double cupboard below. A walk-in shower cubicle with wall mounted handheld shower and wall mounted ladder style radiator.

**Outside:**

The front garden has been laid to patio for ease of maintenance. It has a wall mounted cold water tap and adjacent gas meter with additional storage to the side and access to the garage via a double glazed door.

**Side of property:**

The property is accessed via a tarmac driveway, which provides off-road parking for a number of cars and gives direct access to the:

**Garage:**

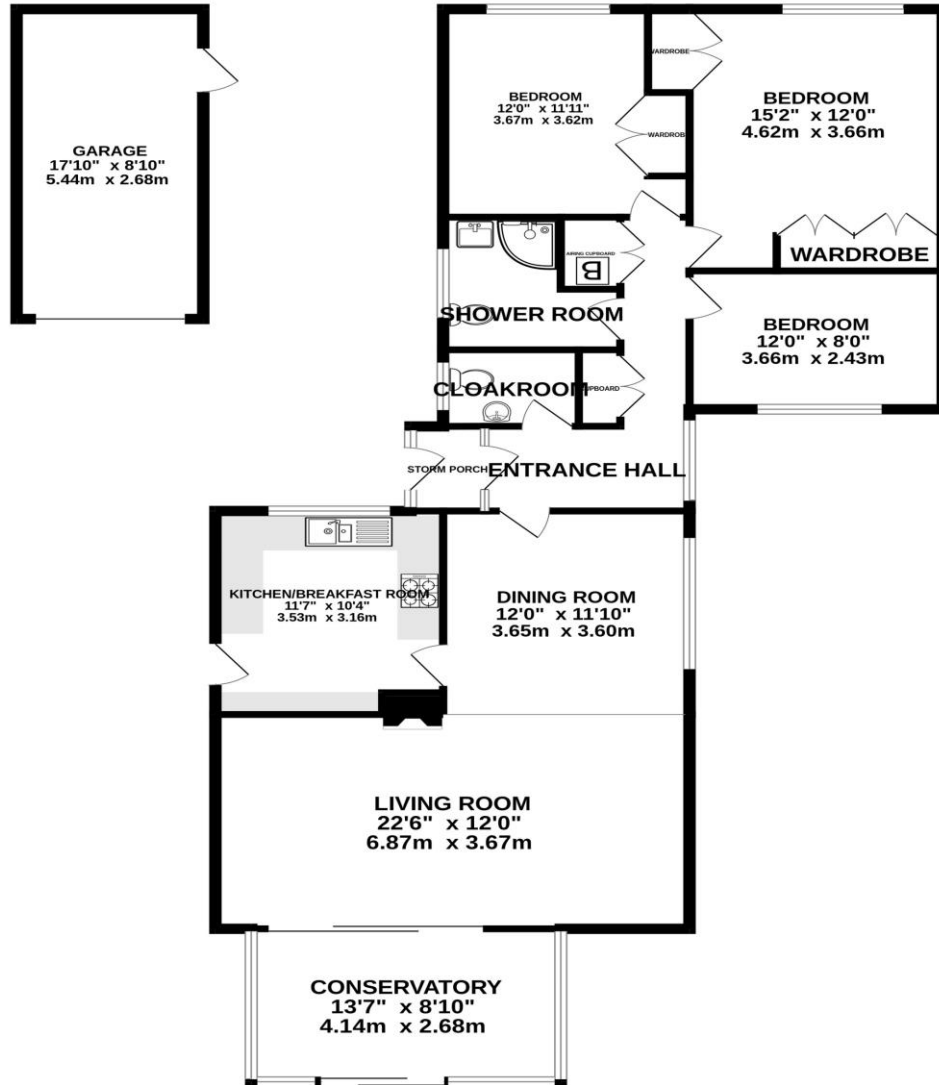
Accessed via a metal up and over door, the garage has the benefit of both power and lighting with courtesy door to the front garden.

**Rear Garden:**

The rear garden is enclosed to both sides and rear in part by brick walling and timber fencing. It has semi-circular patio steps which lead down to the further patio paths and lawn area which is surrounded by earth dug borders containing an array of mature shrubs and bushes.



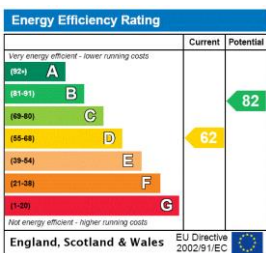
GROUND FLOOR  
1439 sq.ft. (133.7 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

Whilst 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 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.  
Made with Metropix ©2024

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.



**Property Ref:** MOS240020

**Water Supply:** Bournemouth Water

**Electricity Supplier:** Sottish Power

**Heating:** Vaillant Gas Boiler

**Broadband:** For supplier and speed we refer to-Ofcom

Coastal Erosion Management in your area-Gov.uk

*Shown were correct at the time of printing*

**Winkworth**

for every step...

Milford on Sea | 01590 642641 |

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.