



£1,795 pcm

Freehold

WHEATSHEAF ROAD, WIMBORNE BH21 4EX



- ◆ **BRAND NEW**
- ◆ **ON THE RURAL EDGE OF THE DEVELOPMENT**
- ◆ **SOLAR PANELS**
- ◆ **ENSUITE BATHROOM**

A brand new, three bedroom, semi-detached home within the Bloor development off of the Cranborne Road. The property is situated at the top edge of the development benefiting from a rural aspect.

Property Description

On the ground floor is a well-proportioned lounge, a downstairs cloakroom, utility, practical under-stairs storage cupboard, and a stylish kitchen / dining room with French doors that open into the enclosed rear garden laid to lawn.

Upstairs are three bedrooms (2 doubles and 1 single bedroom), and a family bathroom with a separate walk-in shower and bath. The master bedroom overlooks the front garden and has been finished with a luxury en suite with a walk-in shower.

Gardens and Grounds

At the side of the property there is private driveway parking for 2 cars and there is a wooden garden gate that denotes access to the rear garden. The rear garden has been landscaped and there is a patio ideal for alfresco entertaining and a kept lawn. on the left side of the garden there is a garden shed suitable for garden tool storage.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 and only 1.5 hours away from London. Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths, Blue Flag beaches and coastal routes to explore.

Heating: Gas fired

Glazing: Double glazed

Loft: not boarded

Parking: Drive parking for 2 cars

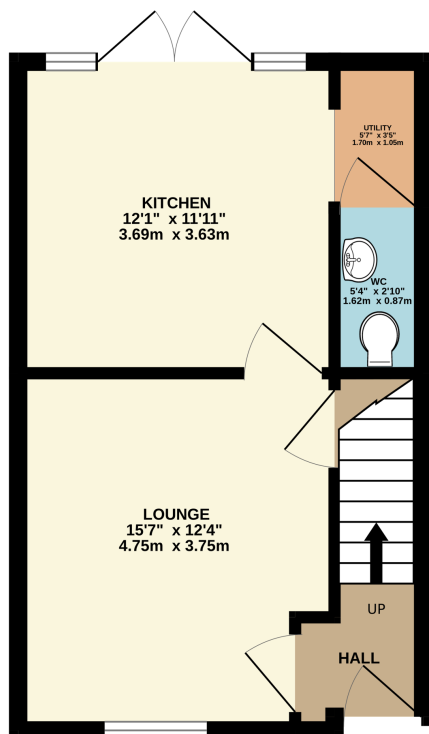
Garden: Rear garden

Mains Services: Electric, water, gas, drains

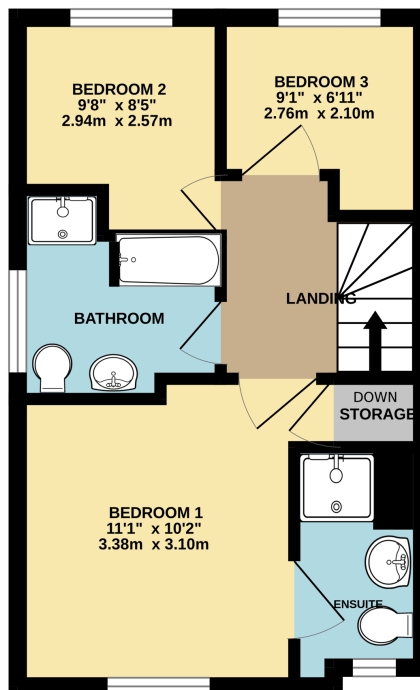
Local Authority: Dorset Council Council



GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.

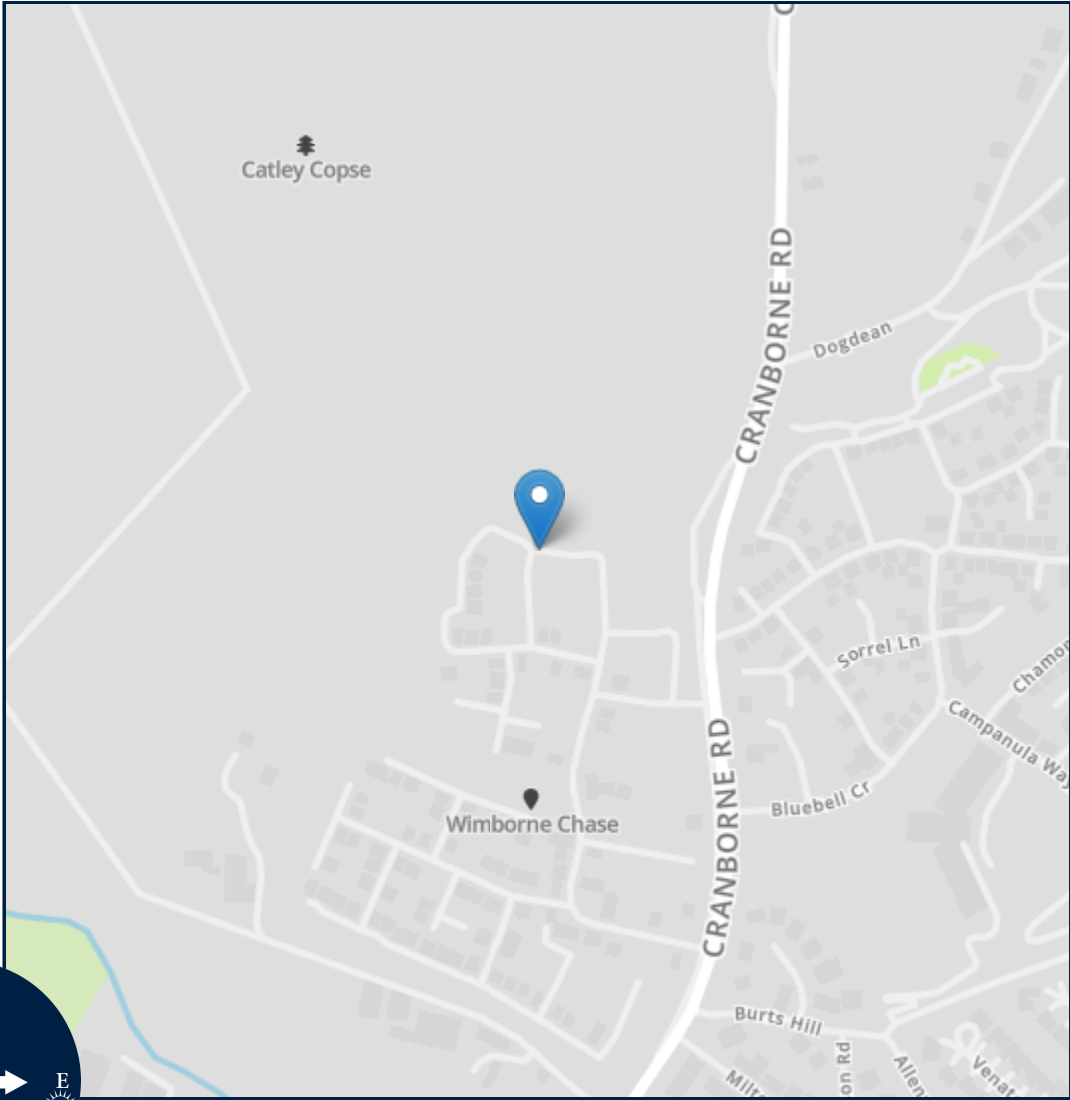
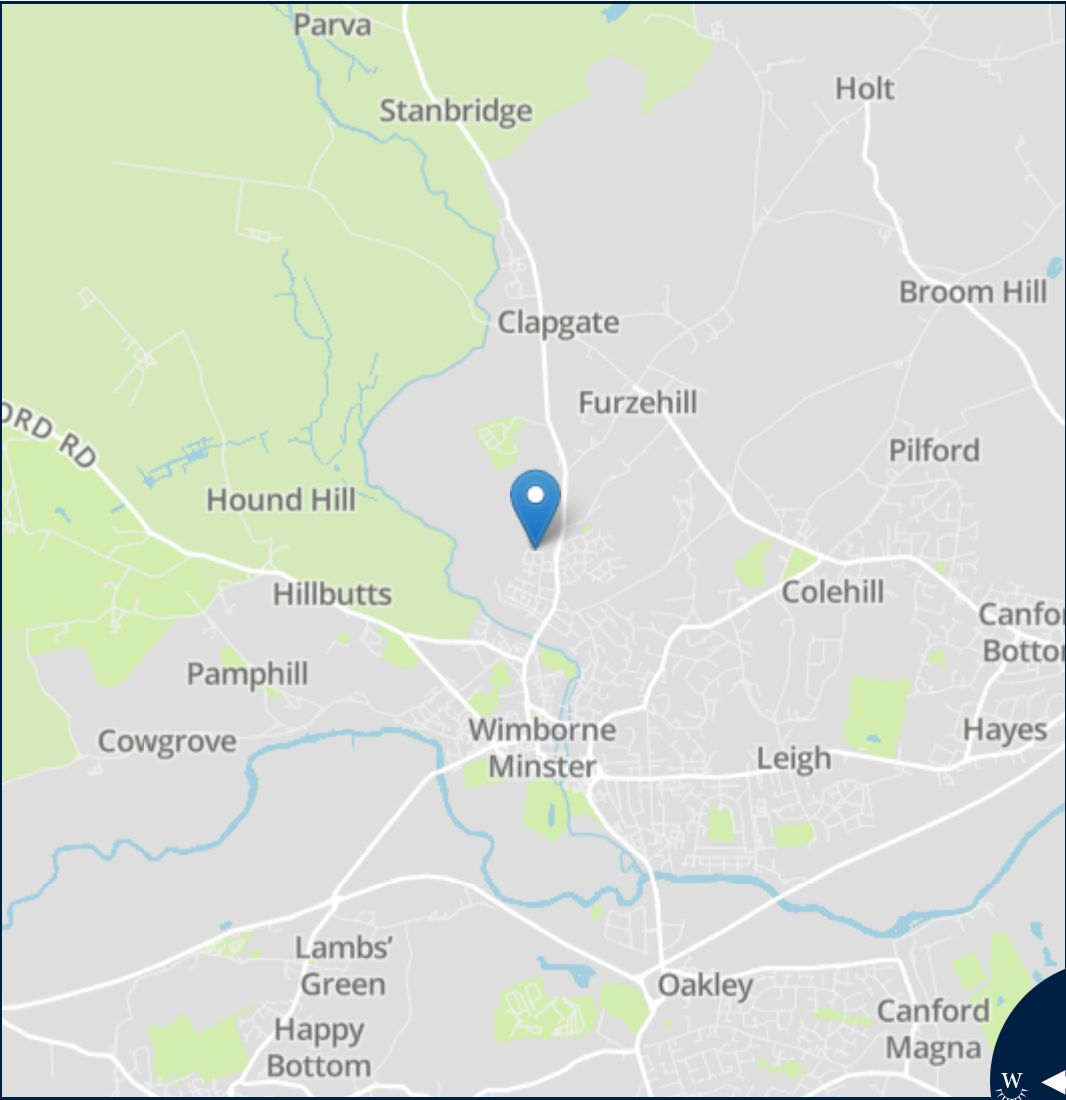


1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | 98 | 99 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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