



*Asking Price*

**£695,000**

DERWENTWATER ROAD, WIMBORNE, DORSET BH21 1QS

Freehold



- ◆ FIVE-BEDROOM DETACHED FAMILY HOME.
- ◆ POPULAR RESIDENTIAL LOCATION
- ◆ IMMACULATELY PRESENTED
- ◆ DRIVEWAY PARKING FOR MULTIPLE CARS
- ◆ SINGLE GARAGE
- ◆ NO FORWARD CHAIN
- ◆ VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS
- ◆ QUIET RESIDENTIAL LOCATION



An immaculately presented and thoughtfully renovated, five bedroom detached family home situated in a quiet residential road which located on the outskirts of Wimborne Town Centre and being offered without a forward chain.

## Property Description

Derwentwater Road is situated in the centre of Merley Ways which is a circular road and is well regarded for its convenient access to Wimborne town centre with its wealth of shops, cafés and amenities. Furthermore the property is positioned close to scenic riverside and countryside walks, including access to the popular Castleman Trail way, making it an excellent choice for those who enjoy outdoor pursuits, along side town-centre living.

This five-bedroom detached home that occupies a well proportioned plot offering spacious and versatile accommodation, ideal for families as well as multi-generational living. On entering the home, you are welcomed by a bright and spacious entrance hall, which offers access to the principal rooms of the home. The living room strikes the perfect balance between modern style and cosy comfort. Featuring a charming wood burner as a focal point, the space invites relaxation while adding warmth and character.





## Property Description Cont'd

Natural light flows through the room, enhancing the contemporary finishes, and French doors provide direct access to the east facing rear garden.

The open plan kitchen breakfast room is without a doubt the heart the home, beautifully designed to combine contemporary style with everyday practicality. The sleek, high-gloss kitchen features an extensive range of handle-less wall and base units, complemented by curved cabinetry and generous quartz worktops that flow seamlessly around the room. The kitchen flows naturally into the breakfast area, creating a sociable and versatile space, ideal for both family life and entertaining. Large windows flood the room with natural light and provide a pleasant outlook over the garden. From the kitchen, you have access to the garage, which also serves as a utility room. This room provides ample storage, space for appliances, and access to the rear garden.

## Property Description Cont'd

The ground floor features three double bedrooms, each filled with natural light and generous in size, with the front bedrooms benefiting from a pleasant outlook. The adaptable layout allows the any of the rooms to be used as a study or office, and offers the opportunity to create further living space if desired. These bedrooms are serviced by a downstairs, modern, family shower room.

The first floor has been developed to create the principle bedrooms of the home. The master bedroom, located at the rear, has been thoughtfully designed with a Juliet balcony and a dressing room, which benefits from plumbing in place, should you wish to add an en-suite. The landing provides an ideal space for working from home or studying, with sleek cabinetry fitted into the eaves for smart storage solutions. The second bedroom is also a generous double, and both rooms are served by the well-appointed family bathroom.

## Garden and Grounds

The front of the property is predominantly block paved which is suited to multiple vehicles and extends up the right hand side of the property which in turn gives access to the integral garage which has an up and over style door. The rear garden is easterly in orientation and is primarily laid to a kept lawn which has a variety of mature shrub bed borders and there is a patio which spans the rear elevation and provides hardstanding for a self-contained hot tub. Towards the rear boundary there is a further deck area which is ideal for enjoying the later evenings and there is a wood built garden shed adjacent to the rear elevation of the garage as well as access to the side of the home.

## 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 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 include The Priory House, Museum & Gardens.



Size: Approx 2230 sq ft (207.1sqm)

Heating: Gas Fired Heating

Glazing: Double Glazing

Parking: Driveway Parking for Multiple Cars

Garden: Enclosed Rear Garden

Main Services: Gas, Electric, Water & Drains

Local Authority: BCP Council

Council Tax: Band D

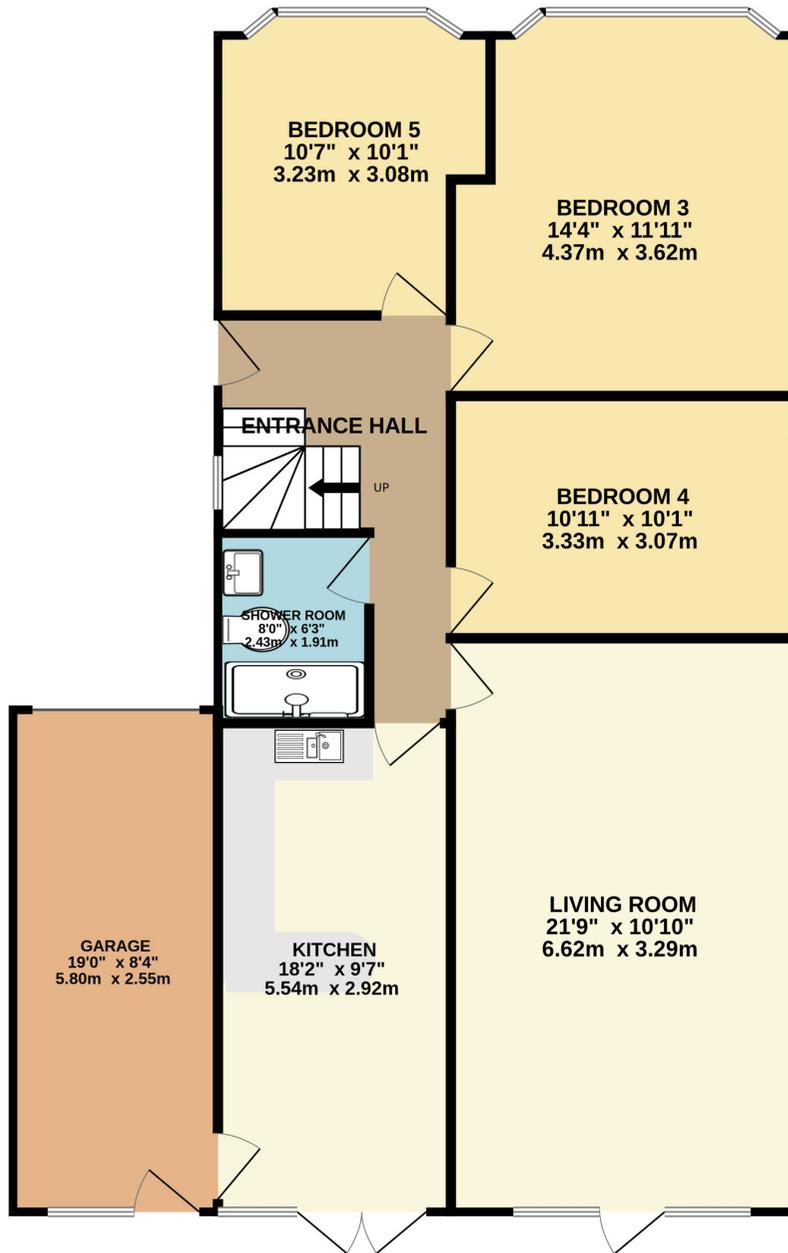
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

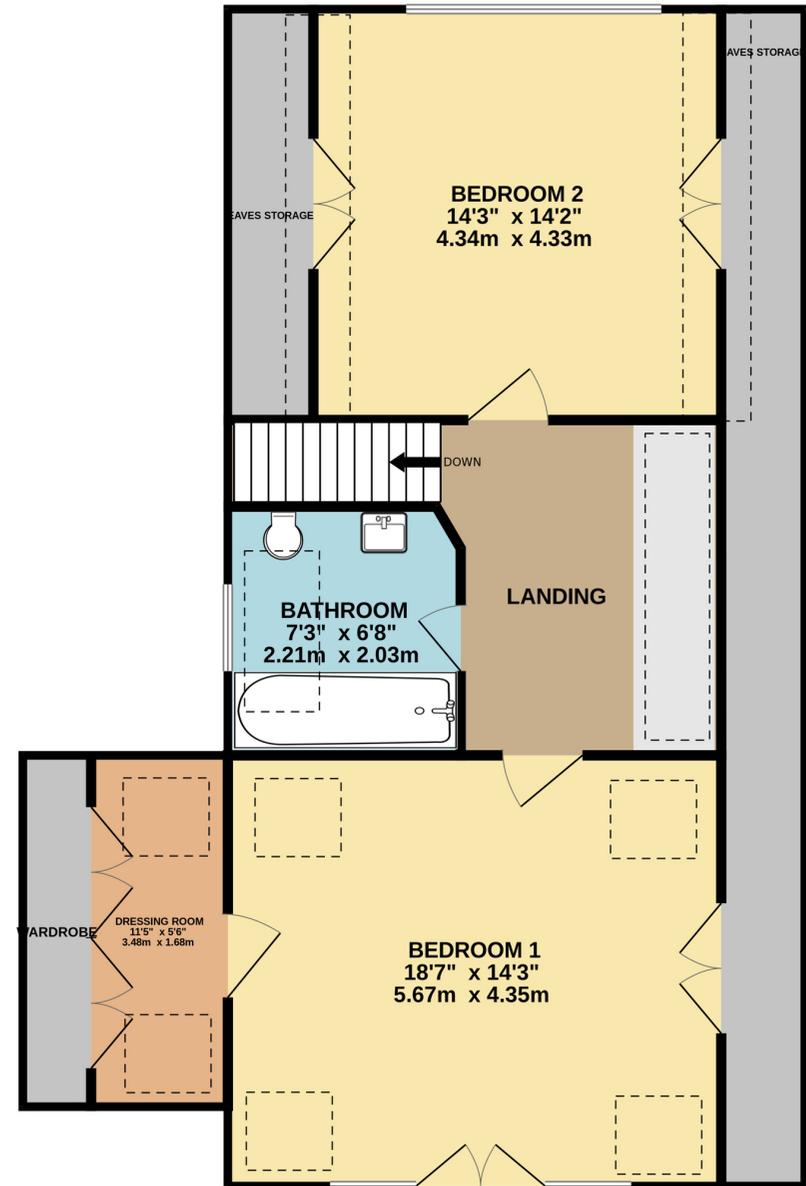




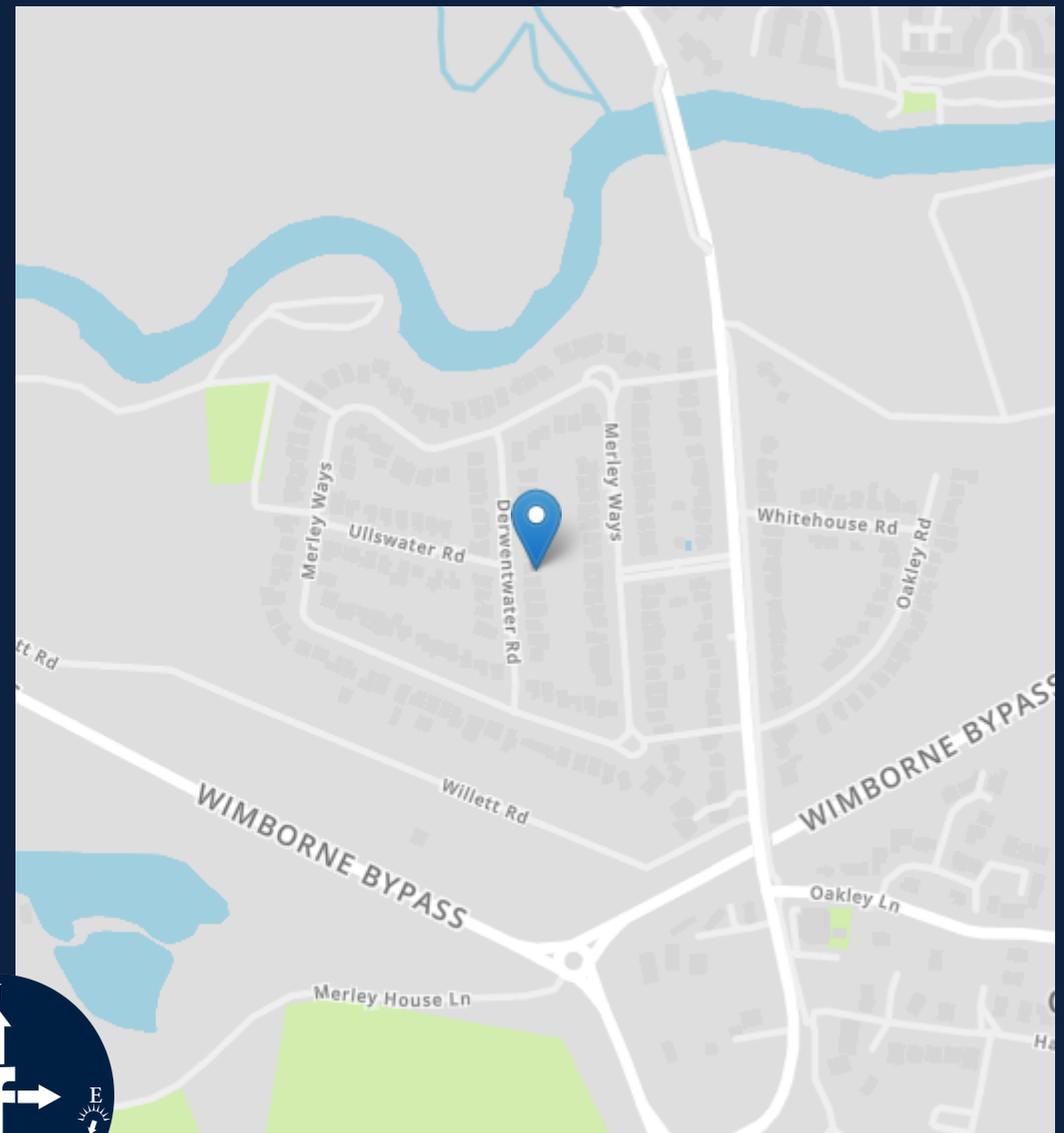
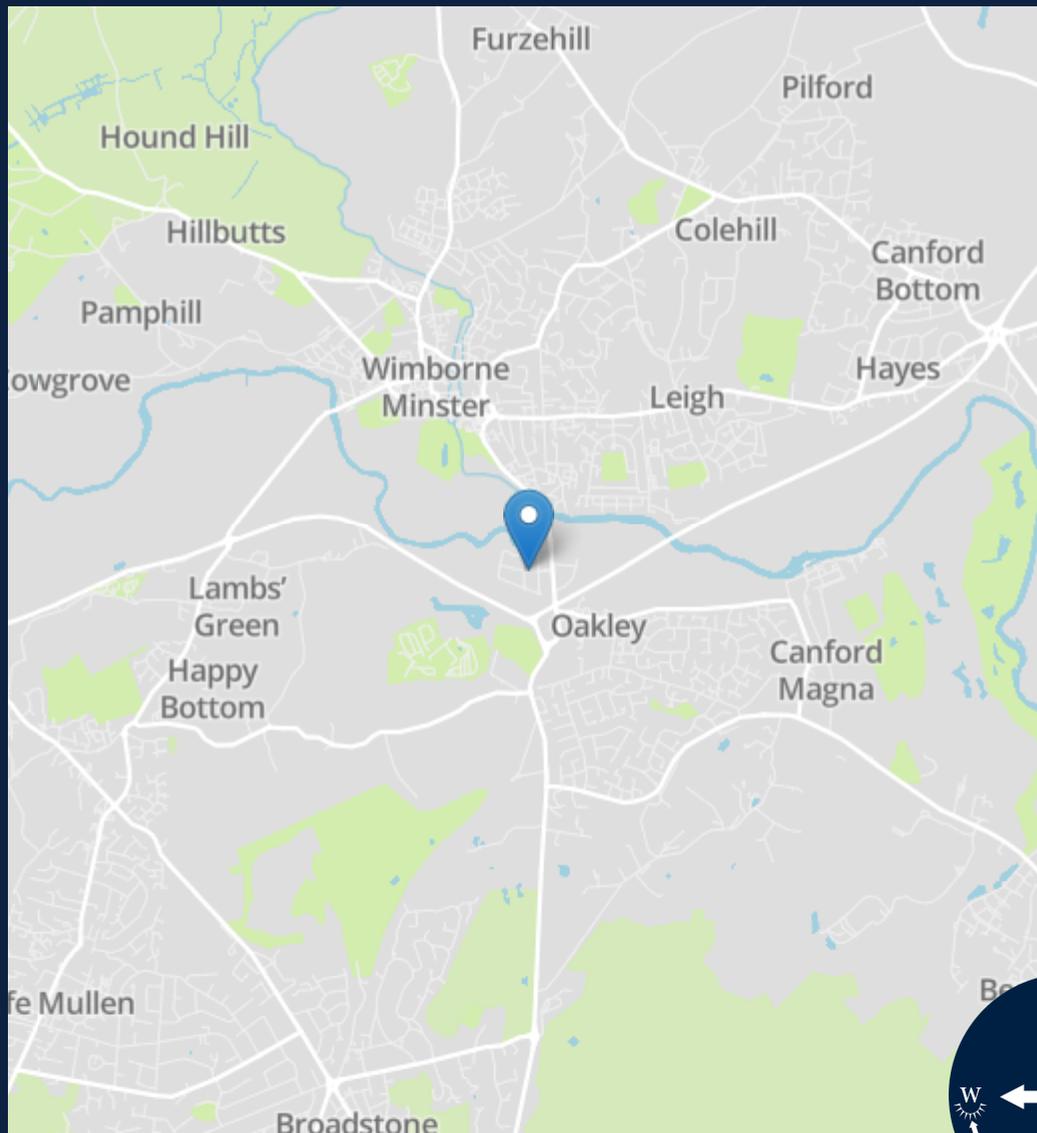
GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
72	80

England, Scotland & Wales

EU Directive 2002/91/EC



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