



Asking Price

£550,000

Freehold

WINNOW CLOSE, WIMBORNE BH21 4GG

PASTURES PLACE



- ◆ DETACHED TOWN HOUSE
- ◆ FOUR DOUBLE BEDROOMS
- ◆ OPEN PLAN KITCHEN/DINER
- ◆ ONE OF ONLY TWO BUILT
- ◆ TWO BATHROOMS
- ◆ TRIPLE ASPECT LOUNGE WITH FEATURE BAY WINDOW
- ◆ DETACHED GARAGE WITH OFF ROAD PARKING
- ◆ BENEFIT OF REMAINING NEW BUILD NHBC WARRANTY

An immaculately presented detached town house within the popular new development of Wimborne Chase, one of only two types of this particular property design, with four bedrooms and two bathrooms, a detached garage and off road parking for two cars.

Property Description

A beautifully presented four double bedroom detached town house within the new development of Wimborne Chase, just a short stroll from Wimborne town centre. The property comprises a central hallway with ground floor accommodation to both sides, with two separate French doors leading from the kitchen and lounge to a private, walled, landscaped rear garden. The triple aspect lounge also has a feature bay window. The open plan kitchen/dining room features AEG gas hob and double oven, space for dishwasher/washing machine and fridge/freezer, a combination boiler and white ash Amtico flooring. There are two bathrooms, separate utility cupboard, cloakroom, and further storage cupboards. The staircase leads to the first floor which has two large double bedrooms and a family bathroom, with double shower cubicle and separate bath. The second floor features a further two double bedrooms and a separate shower room. The home boasts double glazing throughout, gas fired central heating and the principal bedrooms benefit from fitted bedroom furniture, along with the home benefitting from the remainder of the NHBC warranty.





Gardens and Grounds

Estate Charge Estimated To Be £275 Per Annum (includes landscaping and general maintenance).

The rear garden is walled and there is a kept lawn with established borders and a wood-built deck area adjoining the rear elevation of the home. There is a garden gate in the rear boundary which leads to the garage facility and tandem style driveway.

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 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 and coastal routes to explore.



Size: 1449 sq ft (134.6 sq m)

Heating: Gas fired (combi) (serviced annually)

Glazing: Double glazed

Parking: 2 spaces

Garden: West facing rear garden

Main Services: Electric, water, gas, fibre broadband, drains

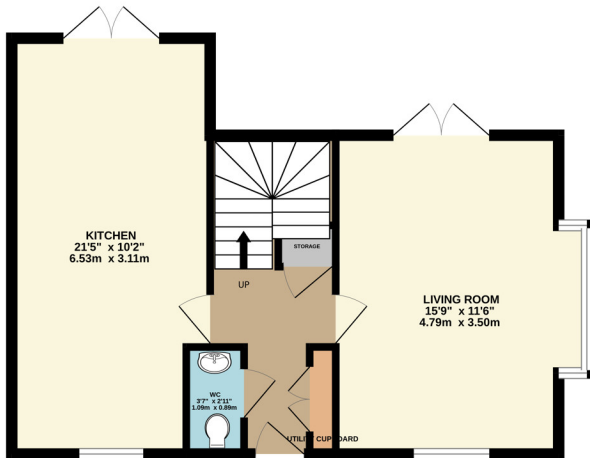
Local Authority: Dorset Council

Council Tax Band: E

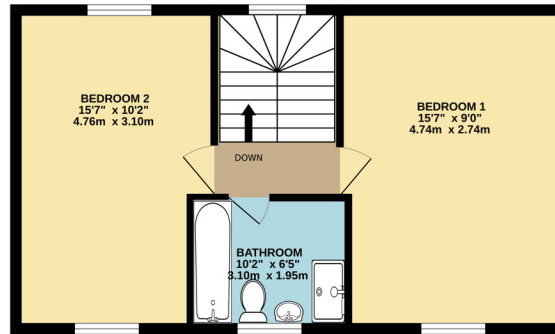




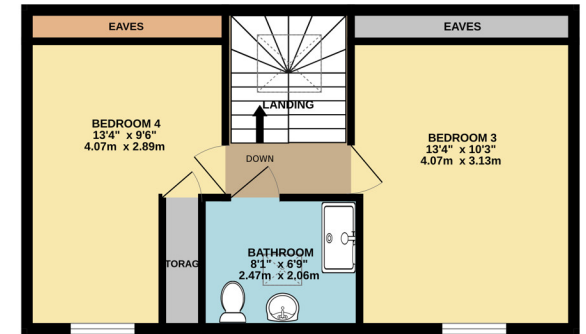
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



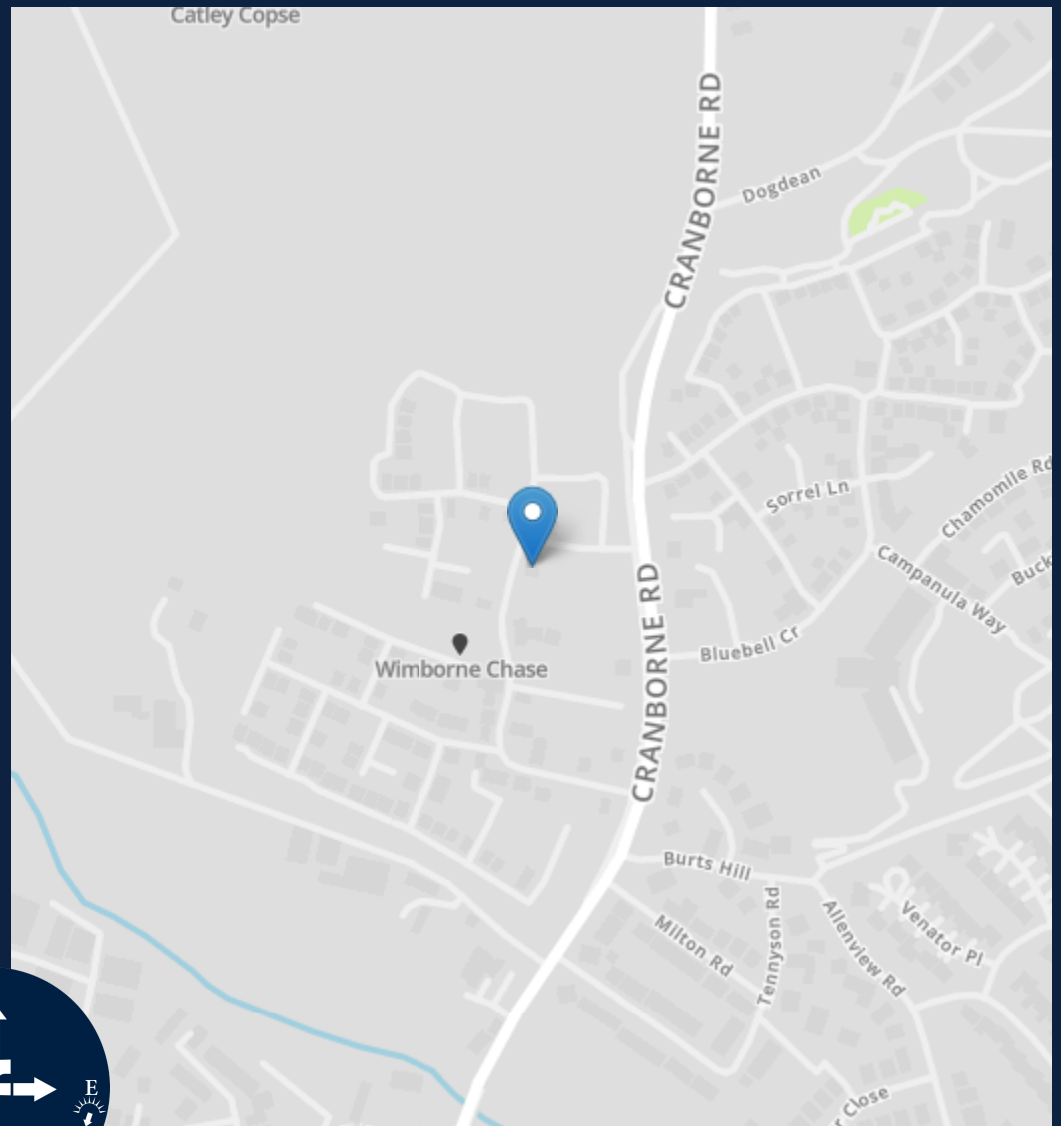
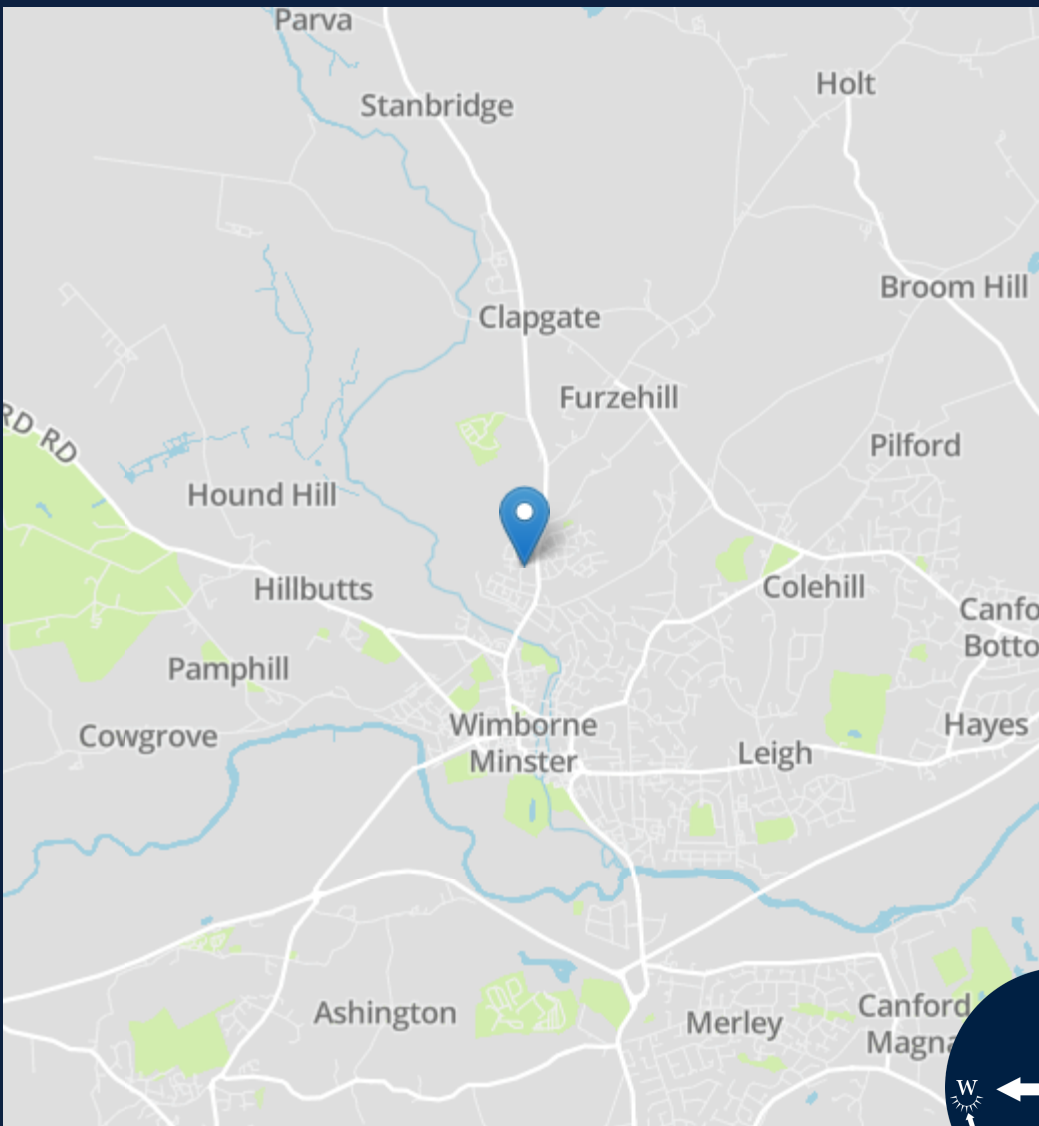
1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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	93
(81-91) B	83
(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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