



*Asking Price*

£450,000

Freehold

CUTLERS PLACE, WIMBORNE BH21 2HX



- ◆ **DETACHED HOUSE**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **NO FORWARD CHAIN**

A detached, three bedroom, family home situated in this popular residential location and boasting a generous, private garden as well as an attached garage and scope for extension (STPP).

## Property Description

The home is positioned in a quiet cul du sac within the heart of Cutlers Place which is popular amongst families because of its school catchment qualifications. The accommodation comprises of an open plan lounge dining room, kitchen and cloakroom to the ground floor with three double bedrooms and family shower room to the first floor. Furthermore, the home has been double glazed throughout, benefits from gas fired heating and in our opinion boasts scope for extension and redevelopment (STPP).

## Gardens and Grounds

There is a driveway to the right hand side of the front garden suited to one vehicle and in turn this gives access to the attached single garage with an up and over style door. The front garden has hard landscaping with a variety of shrub beds and the garden continues to extend around the side of the property and across the rear to form the back garden. There are a variety of patio areas as well as a kept lawn and the boundaries are clearly denoted a selection of closed panel fences.

## 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: 1063 sq ft (98.7 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

Loft: Yes.

Parking: Driveway & single garage

Garden: East facing

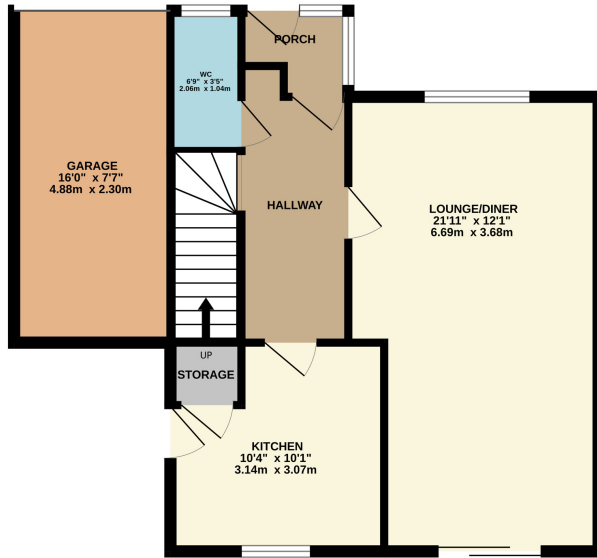
Main Services: Electric, water, gas, drains, telephone

Local Authority: Dorset Council

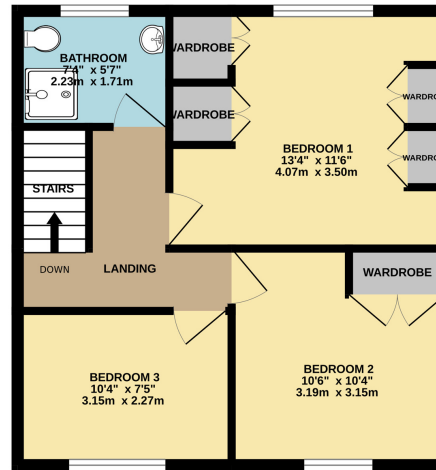
Council Tax Band: D



GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.

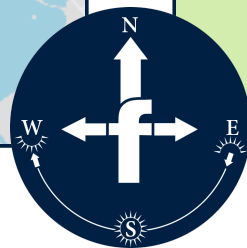
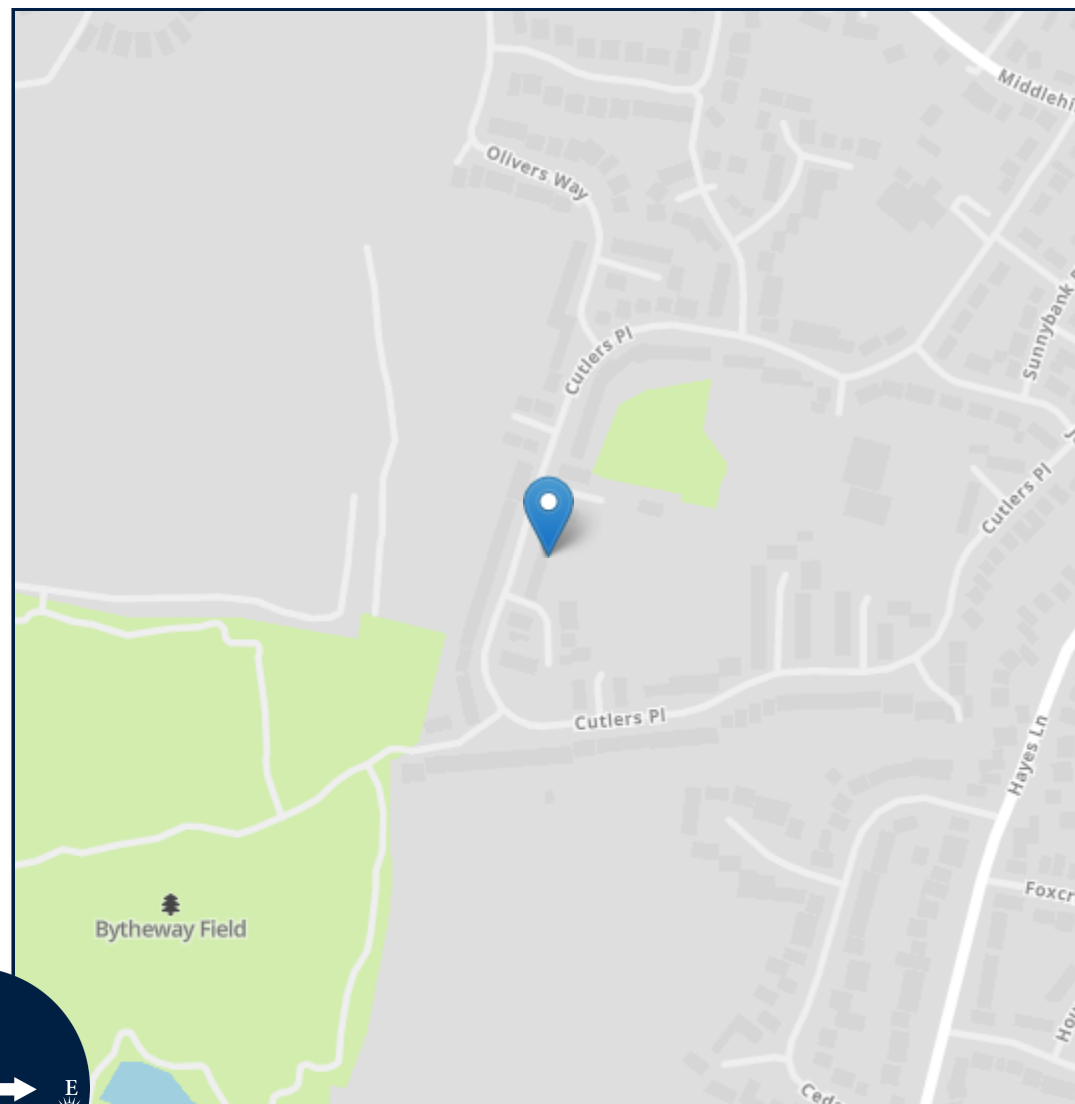
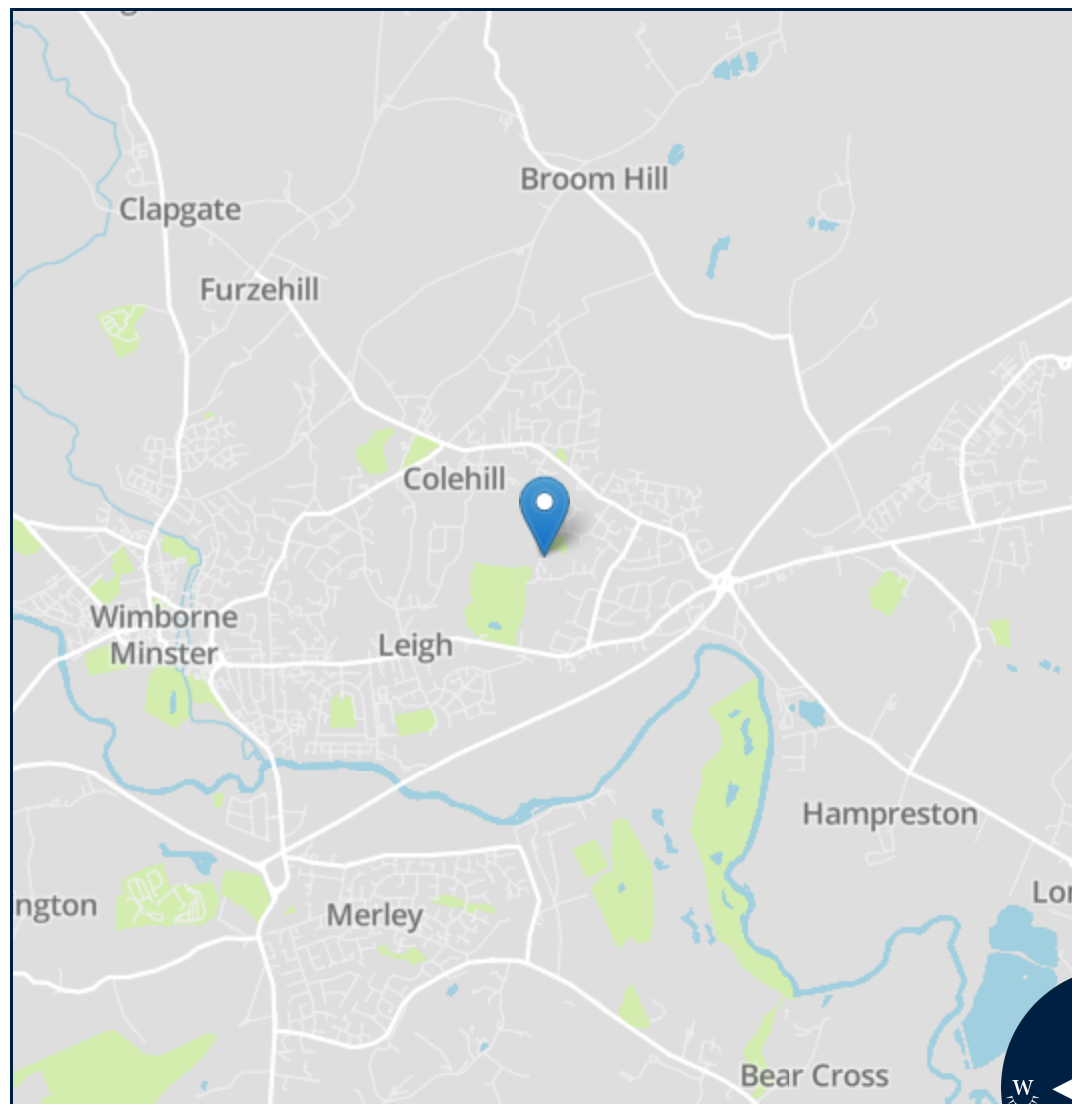


1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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