



*Asking Price*

**£445,000**

JESSOPP ROAD, WIMBORNE BH21 2HW

Freehold







- ◆ **FOUR BEDROOMS**
- ◆ **SEMI-DETACHED CHALET STYLE HOUSE**
- ◆ **TWO BATHROOMS**
- ◆ **DETACHED GARAGE WITH WORKSHOP**
- ◆ **SOUTH FACING GARDEN**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **SOLE AGENTS**
- ◆ **NEWLY REFURBISHED THROUGHOUT**

An immaculately presented and versatile, four bedroom, semi-detached home situated in this popular residential area that boasts good school catchment qualifications. The home offers a private, south facing rear garden, generous off road parking and a detached single garage with adjoining workshop.

### **Property Description**

Jessopp Road sits towards the northern edge of Cutlers Place which is a popular residential location, particularly for families. This particular home has been thoroughly updated throughout and presents immaculately. The accommodation comprises of an open plan living room with wood burner, modern fitted kitchen, shower room and fourth bedroom to the ground floor with three further bedrooms and a family bathroom to the first floor. The home has also been refurbished throughout with new carpets and doors. The property is double glazed throughout and benefits from gas fired heating.









## Gardens and Grounds

The driveway has been extended to provide a gravel parking across the front of the property and the original drive continues down the left hand side of the home, giving access to the detached single garage. The balance of the front garden is laid to lawn and well stocked flower beds and a mature hedge provides some privacy from the road. The rear garden has a south facing aspect and is split into three principle sections. The first is an elevated patio which spans the rear elevation of the home and steps lead down to a lawned area, which is well stocked with planted flower beds and shrubs. The lawn gives access to a gravelled area which spans the rear boundary and there is a workshop attached to the rear elevation of the garage. The workshop benefits from power and light and is open to the internal area of the garage which has an up and over style door.

## 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: 1427 sq ft (132.6 sq m)

Heating: Gas fired heating (Vented) Boiler less than 2 yrs old.

Glazing: Double glazed

Parking: Four spaces & detached single garage

Garden: South facing

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

Local Authority: Dorset Council

Council Tax Band: C

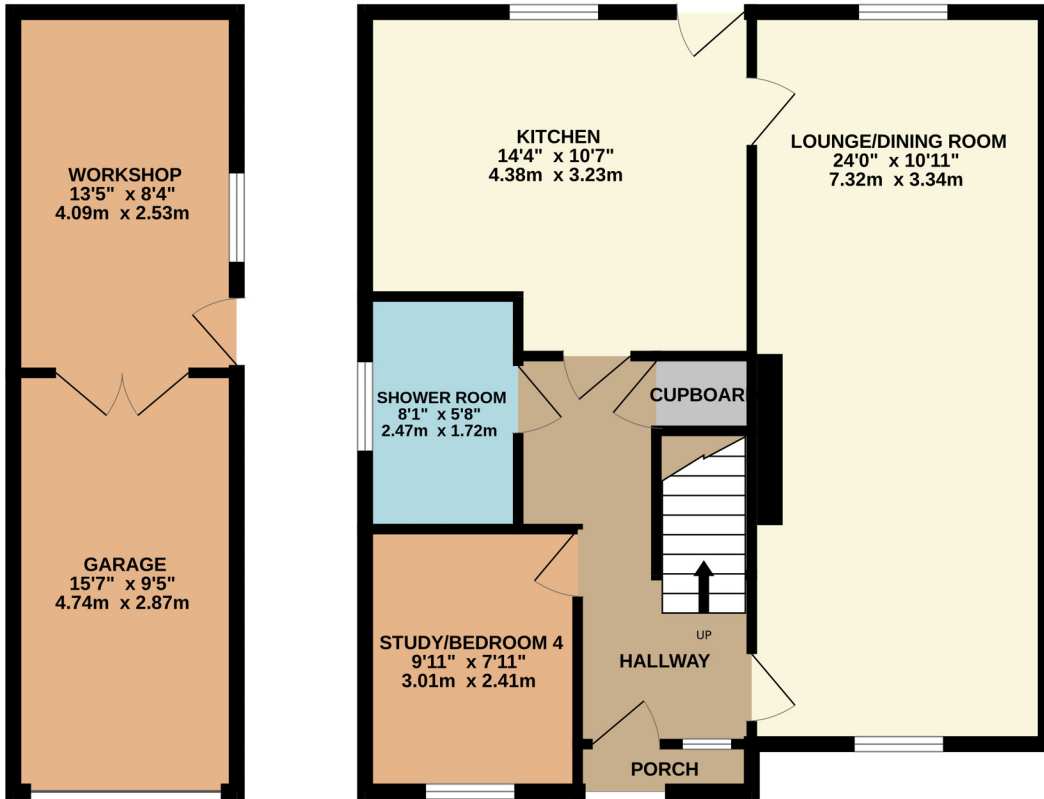








GROUND FLOOR  
949 sq.ft. (88.2 sq.m.) approx.

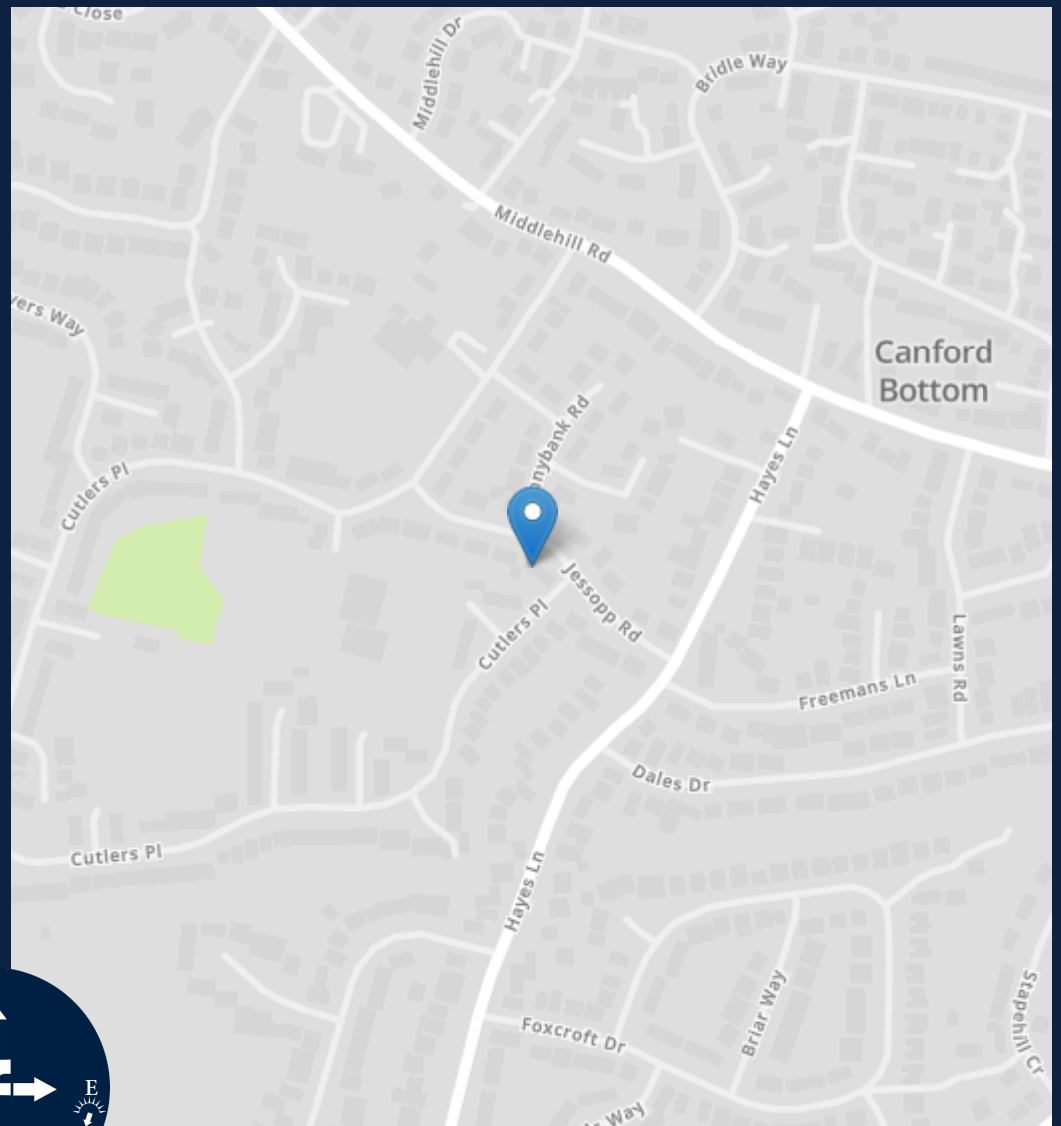
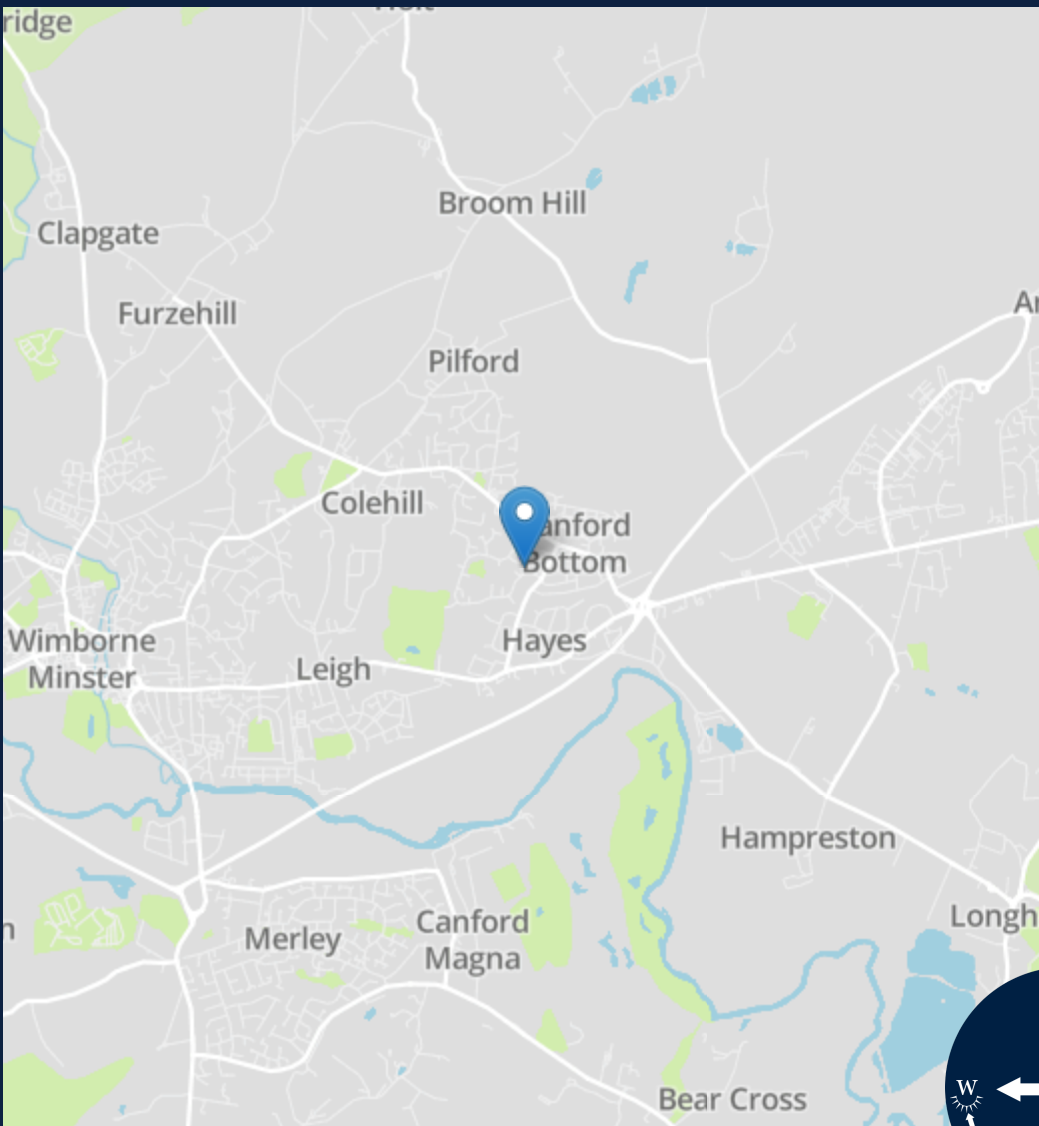


1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	

England, Scotland & Wales

EU Directive 2002/91/EC



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