



*Offers in Excess of*  
**£450,000**

WIMBORNE ROAD WEST, WIMBORNE, DORSET BH21 2DH

Freehold







- ◆ **THREE BEDROOM DETACHED HOME**
- ◆ **NO FORWARD CHAIN**
- ◆ **POPULAR RESIDENTIAL LOCATION**
- ◆ **SINGLE GARAGE AND OFF ROAD PARKING**
- ◆ **ENCLOSED REAR GARDEN**

A detached, three bedroom house located a short distance from Wimborne Town Centre offered with a generous garden plot, excellent off-street parking and a detached garage. Situated within a well-established residential area. This home offered with no forward chain.

## Property

The property sits to the right of the plot and currently has a generous footprint providing versatile accommodation which, in our opinion, could easily be extended and added to (STPP). This particular home is located east of Wimborne and provides easy access to local amenities, schools and leisure facilities.

The accommodation comprises a welcoming entrance hall which provides under stair storage and access to the principle rooms of the home, a spacious open plan living and dining space, which offers patio doors to the enclosed rear garden.

The kitchen/breakfast room is located at the rear of the property and is fitted with a selection of base and eye level units. Following on from the kitchen, you have the added benefit of a utility room, which provides plumbing and space for a washing machine and tumble dryer, and also gives further access to the rear garden and a separate WC.

Upstairs, you have two double bedrooms, one of which benefits from fitted wardrobes and a further bedroom at the front of the home. These rooms are serviced by the family bathroom, which includes a WC, wash basin, and bath with shower attachment and folding screen. The room is fully tiled and includes loft access.









## Garden and Grounds

The front garden offers a generous tarmac driveway providing parking for multiple cars and a turning space. Mature hedging surrounds the garden borders, which provides a sense of privacy to the frontage of the home. Additionally, you have gated access which leads to the enclosed rear garden.

The rear garden has a tarmac driveway which leads to the detached garage, which benefits from an electric door, power and lighting and access to roof storage.

The enclosed rear garden is laid to lawn with an ornamental pond, well-stocked borders, and patio area.

## 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 dating back over 50 years 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: Approx 960 sq ft (89.2sq m)

Heating: Gas fired

Glazing: Double glazing

Parking: Driveway parking and a single garage

Garden: Enclosed rear garden

Main Services: Gas, electric, water and drains

Local Authority: Dorset Council

Council Tax Band: Band D

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

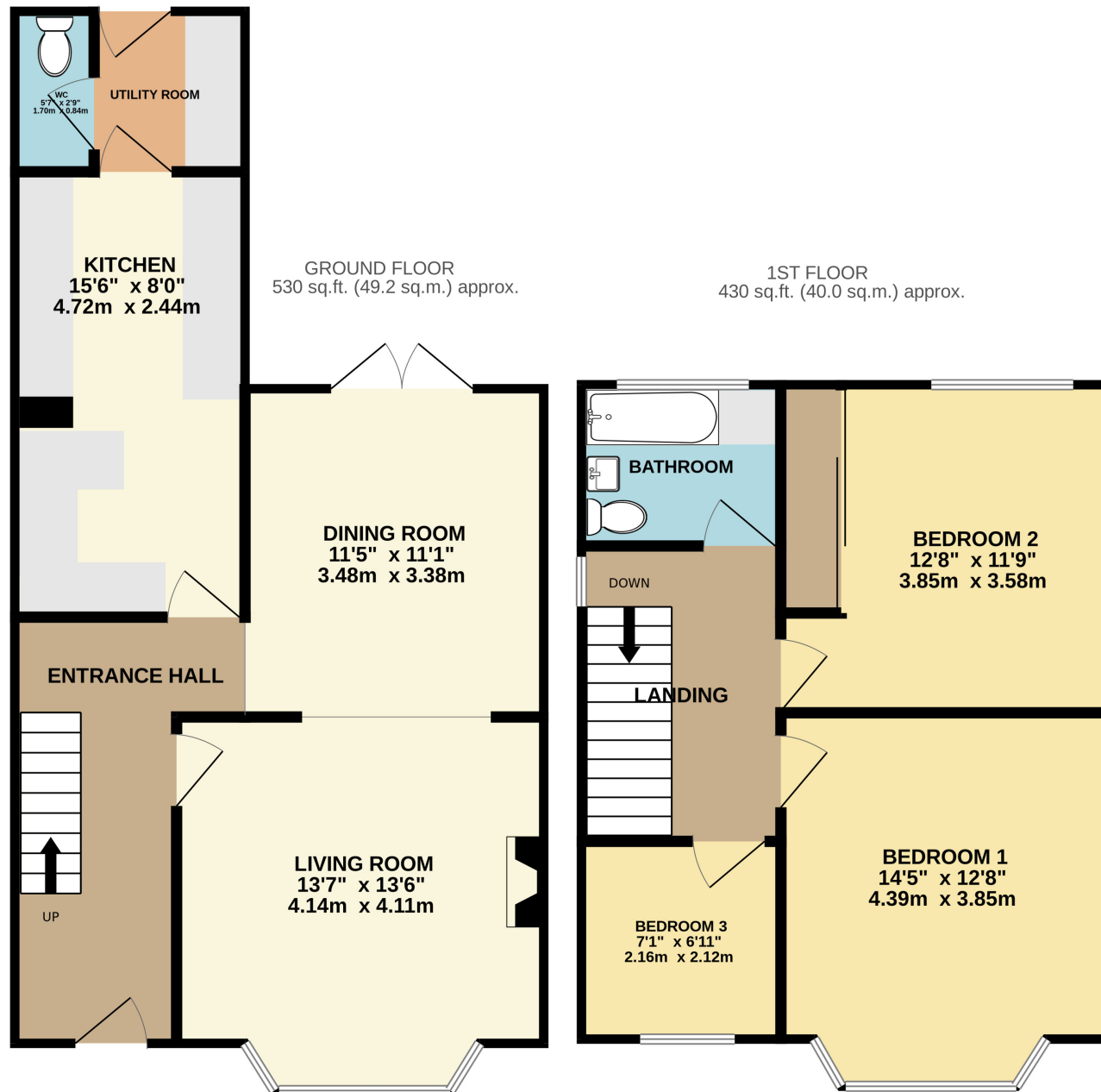
For information relating to flood risk, please refer to gov.uk



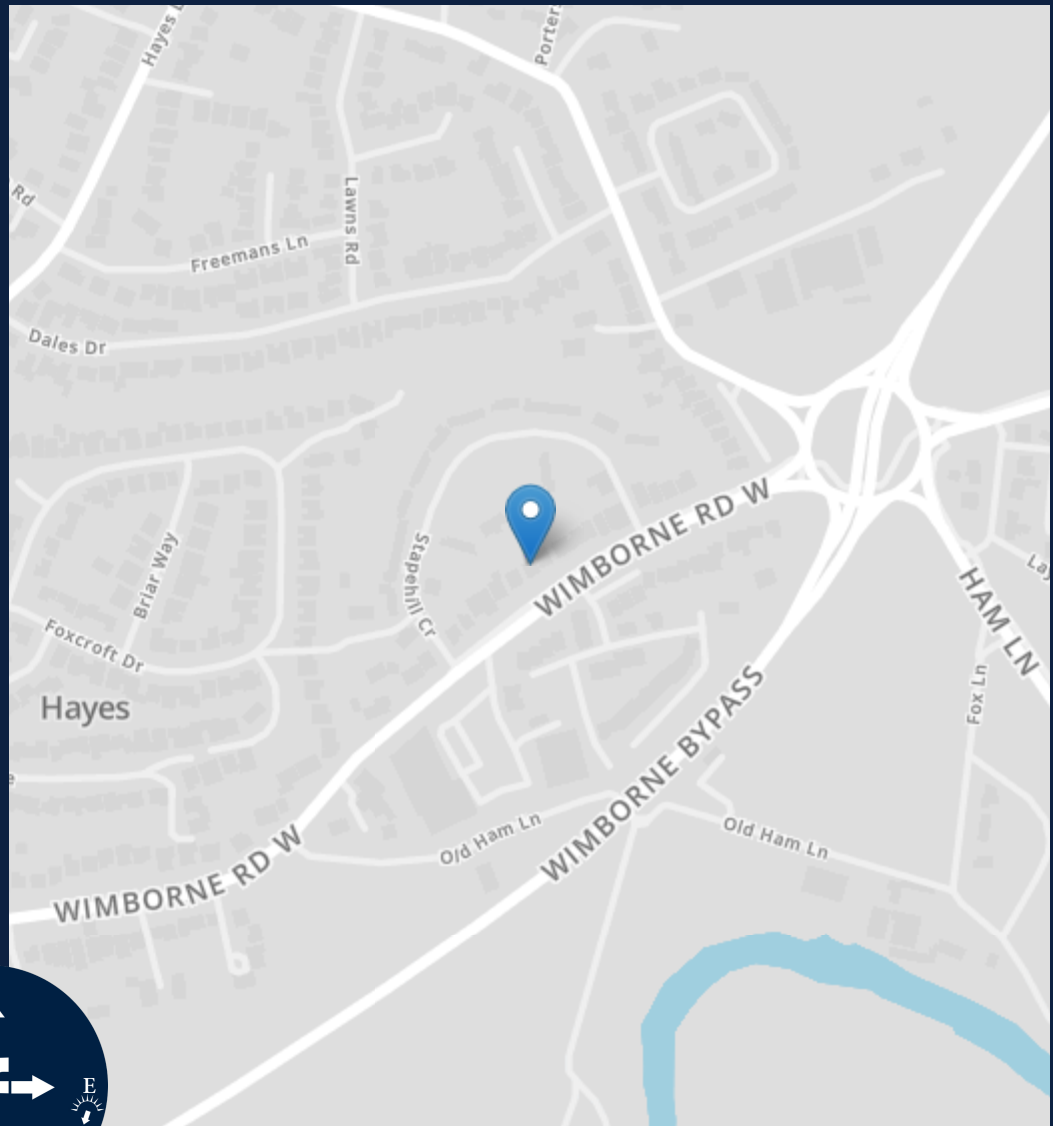
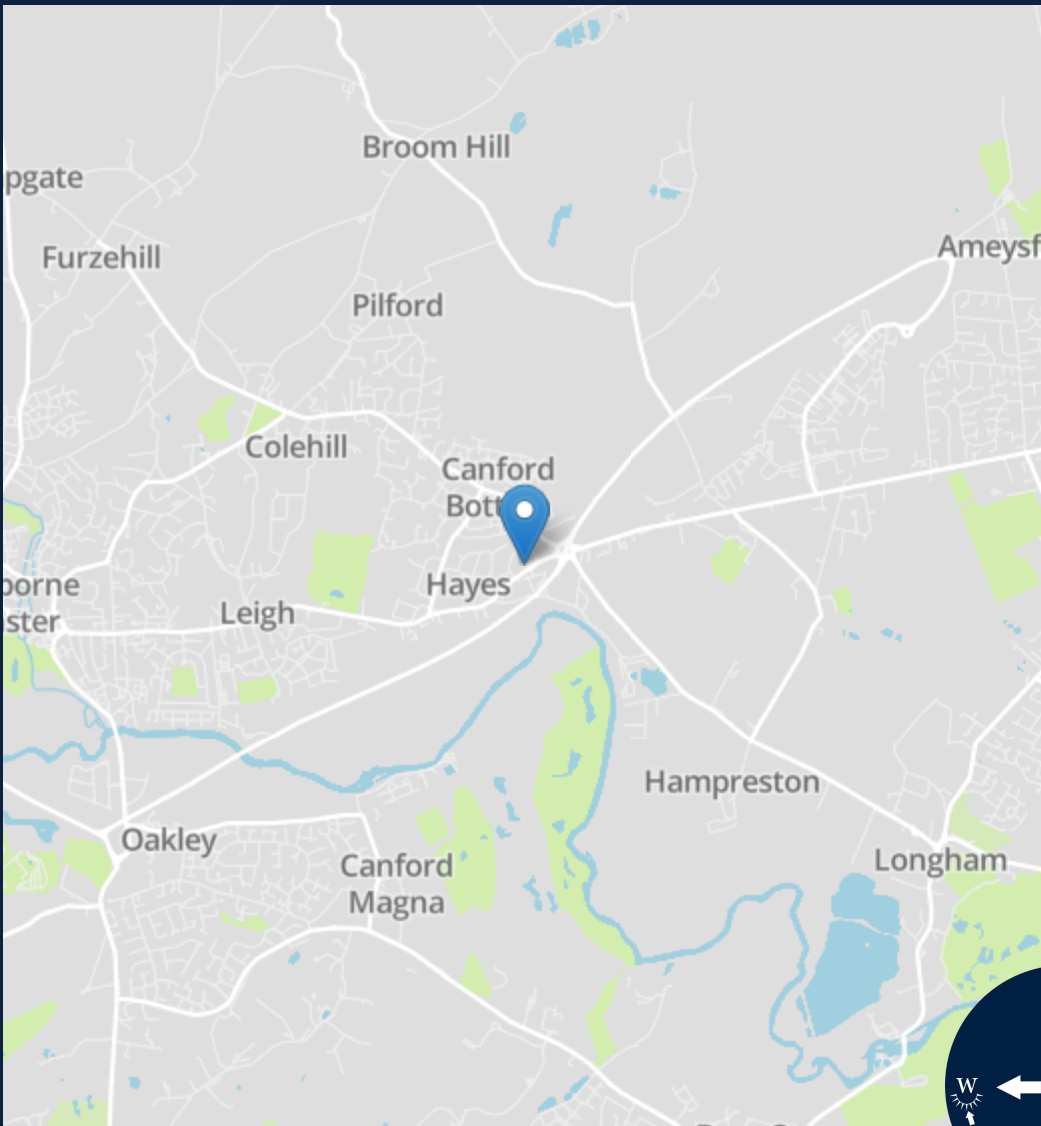












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	76
England, Scotland & Wales		
EU Directive 2002/91/EC		



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