



2 Delph Road, Wimborne, Dorset BH21 1RS

£650,000 Freehold

**** SIMPLY STUNNING ** 1900 SQ FT 8 **** A sublime four double bedroom detached chalet ideally situated in this sought after road on the fringes of Wimborne and Poole within walking distance from scenic walks and Delph Woods. The ever popular Broadstone Parade with its array of local shops, bistos and amenities and Wimborne Village are both just a short driveway away. This stunning property presents an ideal family or multi generational home and internal viewing is imperative to not only appreciate its enviable location but also the circa 1400 sq ft of turnkey accommodation on offer, which comprises: luxury kitchen/breakfast room, 22' lounge/diner, conservatory, downstairs double bedroom and contemporary shower room. To the upstairs the landing gives access to three double bedrooms and a family bathroom. Externally the property boasts a beautifully maintained garden with many redeeming features and ideal spots for al fresco dining in the summer months there is also a further 'secret garden'. To the front the driveway provides off road parking which in turn leads to a detached garage and utility room. Further features of this 'one of a kind' home include: sun terrace from lounge/diner, integrated appliances to kitchen, feature balustrade staircase, oversized amazon rainfall shower, greenhouse, UPVC double glazing and much much more. Nearby Schools - Merley First School, Broadstone First and Middle and both Poole and Parkstone Grammars. **NO FORWARD CHAIN.**

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TOTAL FLOOR AREA: 1900 sq.ft. (176.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall Doors to

- Lounge/Diner 21' 8" x 14' 10" (6.60m x 4.52m)
- Kitchen/Diner 22' 2" x 9' 9" (6.76m x 2.97m)
- Sun Terrace 12' 3" x 2' 6" (3.73m x 0.76m)
- Conservatory 15' 2" x 13' 11" (4.62m x 4.24m)
- Bedroom One/Sitting Room 14' 5" x 13' 0" (4.39m x 3.96m)
- Downstairs Shower Room 8' 6" x 5' 8" (2.59m x 1.73m)

Landing Doors to

- Bedroom Two 14' 4" x 8' 11" (4.37m x 2.72m)
- Bedroom Three 18' 11" x 7' 7" (5.77m x 2.31m)
- Bedroom Four 11' 0" x 10' 11" (3.35m x 3.33m)
- Bathroom 8' 0" x 5' 7" (2.44m x 1.70m)
- Garage 18' 9" x 9' 2" (5.71m x 2.79m)
- Utility Room 13' 11" x 7' 10" (4.24m x 2.39m)

Garden Extensive

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.