











2 Delph Road, Wimborne, Dorset BH21 1RS

** 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 and 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 all 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 much more. Nearby Schools - Merley First School, Broadstone First and Middle and both Poole and Parkstone Grammars. NO FORWARD CHAIN.

£650,000 Freehold

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GROUND FLOOR 1ST FLOOR 1ST FLOOR 955 std 1553 std 11 depres. 555 std 15 depres.



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

White 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, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 62024 in



Entrance Hall Doors to

GARAGE/UTILITY 281 sq.ft. (26.1 sq.m.) appr

> UTILITY 13'11" x 7'10" 4.23m x 2.40m

GARAGE 18'9" x 9'2" 5.71m x 2.80m 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

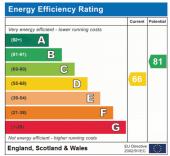
Council Tax Band D













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