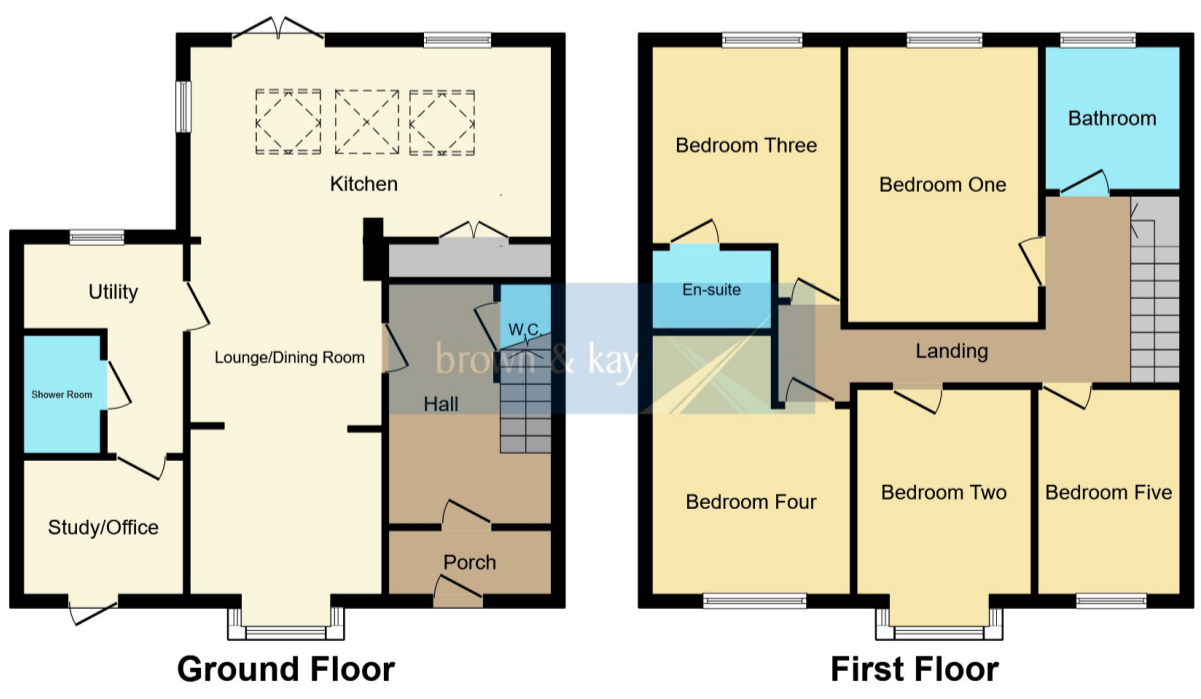




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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119 Wimborne Road, POOLE, Dorset BH15 2BP

£595,000

The Property

Brown and Kay are delighted to market this well presented, recently extended family home which features a stunning kitchen/breakfast room with partial vaulted ceiling and French doors opening to the landscaped garden. The home offers much versatility to offer flexible living together with generous accommodation throughout with benefits to include a lounge/dining room with feature wood burner, ground floor home office with separate entrance together with shower room and utility room, ground floor cloakroom, five good size bedrooms and an en-suite to one of the bedrooms. Furthermore, there is a pleasant, landscaped garden to the rear with ample off road parking to the front of the property.

The property occupies a most convenient location for access in to Poole town centre which offers a comprehensive range of shopping facilities together with the main bus depot and main line rail station with links to London Waterloo. Historic Poole Quay with its pretty water front and many eateries is also close by as is the famous Sandbanks with its glorious sandy beaches, a hotspot for water sport enthusiasts.

ARCHED ENTRANCE PORCH

Door through to entrance hall.

ENTRANCE HALL

Stairs to the first floor landing, door through to cloakroom.

CLOAKROOM

Low level w.c. and wash hand basin.

LOUNGE/DINING ROOM

19' 8" x 12' 0" (5.99m x 3.66m) Front aspect UPVC double bay window, radiator, feature wood burner, open plan to the kitchen.

KITCHEN/BREAKFAST ROOM

19' 6" x 13' 4" (5.94m x 4.06m) A particular feature of the home is the recently extended kitchen which has been beautifully appointed and equipped with a comprehensive range of units with quartz work surface and complimentary hardware, unit housing built-in electric oven, space for free standing fridge/freezer, island unit with four point induction hob and additional cupboard/drawer space, double opening pantry style cupboard. UPVC double glazed French doors to the garden, velux windows allowing ample natural light, feature fireplace.

STUDY/HOME OFFICE (WITH OWN ENTRANCE)

12' 0" x 10' 1" (3.66m x 3.07m) Front aspect door with adjacent windows, radiator.

UTILITY ROOM

10' 5" x 4' 9" (3.17m x 1.45m) Rear aspect window, continuation of units with Belfast sink, plumbing for washing machine, space for fridge or freezer, door to shower room and study/home office.

SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

BEDROOM ONE

12' 3" x 12' 1" (3.73m x 3.68m) Rear aspect UPVC double glazed window, radiator.

BEDROOM TWO

11' 9" x 10' 4" (3.58m x 3.15m) Front aspect UPVC double glazed window, radiator.

BEDROOM THREE

10' 11" x 8' 2" (3.33m x 2.49m) Rear aspect UPVC double glazed window, radiator, door through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, low level w.c. and wash hand basin.

BEDROOM FOUR

10' 6" maximum measurement x 8' 4" (3.20m x 2.54m) Front aspect UPVC double glazed window, radiator.

BEDROOM FIVE

7' 9" x 7' 8" (2.36m x 2.34m) Front aspect UPVC double glazed window, radiator.

BATHROOM

UPVC double glazed window, suite comprising bath with shower and glass shower screen, low level w.c. and wash hand basin.

FRONT OF PROPERTY

To the front of the property is ample off road parking for multiple vehicles.

REAR GARDEN

A delightful rear garden having been recently landscaped with areas of patio and lawn with an abundance of planting, mature tree and hedge. Storage outbuilding plus garden shed.

COUNCIL TAX - BAND C