

FOR SALE

9 Rushton Way, Wimborne, Dorset  
BH21 2FF



PHILIPPA SOLE





£495,000

Modern with character architecture  
3 bedroom family home

Superb outside kitchen with large  
terrace

Walking distance to Wimborne  
Town Centre

Principal bedroom with ensuite

Spacious kitchen / dining room  
with patio doors to outside

2 Allocated parking spaces

No forward chain

Sought after riverside location

Council Tax Band E - £2625.02  
Freehold

## About this property

A stunning 3-bedroom detached home nestled in a highly sought-after riverside location a leisurely stroll from Wimborne Town Centre. This charming home boasts a modern kitchen/breakfast room, three well-appointed bedrooms, and two exquisite shower rooms, providing ample space for comfortable living. Step outside to discover a delightful outdoor kitchen, complete with a built-in BBQ, perfect for hosting memorable al fresco gatherings and entertaining.

The heart of this residence is its expansive open-plan kitchen, boasting sleek contemporary finishes, stone work tops and state-of-the-art appliances. The kitchen seamlessly transitions to a magnificent outdoor kitchen and spacious terrace, creating the ultimate setting for alfresco dining and entertaining.

Also located on the ground floor, you can unwind in the bright and airy living room, illuminated by dual aspect windows that flood the space with natural light. A convenient downstairs W.C. adds to the functionality of the ground floor.

Upstairs, discover a haven of relaxation in three beautifully appointed bedrooms, each adorned with built-in storage. The principal bedroom boasts a modern ensuite. A large luxurious shower room serves the two additional bedrooms, providing a haven of indulgence for both family and guests.

## Location

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 bridle ways, footpaths and coastal routes to explore.



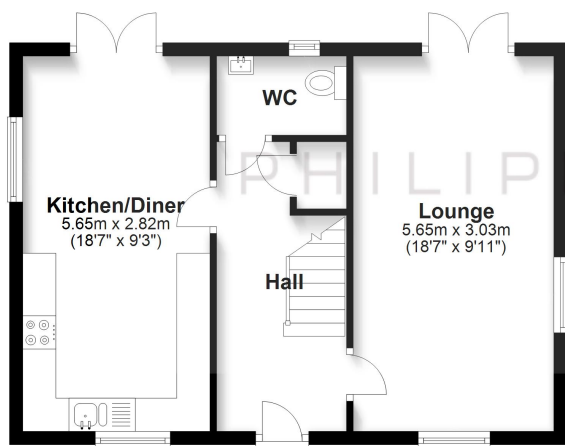






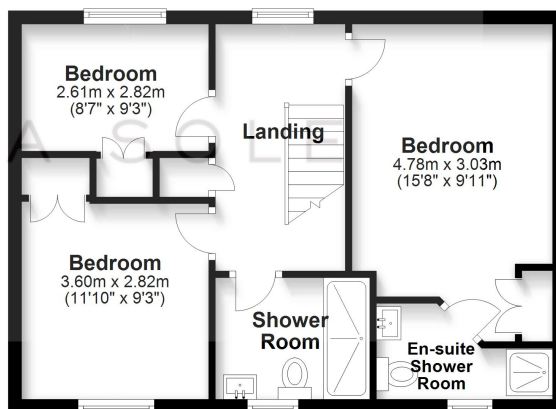
### Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



### First Floor


Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 90.2 sq. metres (971.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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