

**80 Wimborne Road, Poole, Dorset, BH15 2BZ**



**HEARNES**

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# 80 Wimborne Road, Poole, Dorset, BH15 2BZ

## FREEHOLD PRICE £750,000

A charming, character, 5 bedroom, 2 bathroom, 3 reception room, turn of the century, detached home, with double garage, double car port and parking, set on a generous corner plot, a few hundred yards from the town centre. This deceptively spacious home is laid out over 3 floors and boasts a wealth of original features: blended with more modern styling. We believe the home, originally built as a Sea Captain's house, has only had 3 previous owners as each new family enjoys its rich history and character features. As soon as you walk into the home you are greeted by a fabulous Mintern original tiled flooring, 13' high ceilings, deep skirting boards, moulded covings and ornate ceiling roses. Most rooms have a feature fireplace, with some working and others for aesthetic purposes. The 3 generous reception rooms make it ideal as a family home along with the excellent sized bedrooms and bathrooms. Set on the corner of Wimborne Road and Heckford Road, this large plot means the garden is a real feature with areas to relax, dine and enjoy the plants/flowers. A huge feature is the double garage/workshop and double carport, with further parking behind gates with the entry on Heckford Road.

- Fabulous 5 bedroom, 2 bathroom detached, turn of the century home with a wealth of character and charm
- 3 generous reception rooms with fireplaces and 13' high ceilings
- Kitchen/breakfast room with feature sky light and double doors opening to the garden. Fitted with hand painted, Shaker style wooden units with work tops over and central breakfast bar, Butler sink, wooden work tops, Stove Range cooker, integrated dishwasher and free standing fridge/freezer
- Utility cupboard with plumbing and space for washing machine and tumble dryer
- Master bedroom on the top floor with floor to ceiling Velux style windows, fitted wardrobes and en suite shower room
- 3 good size double bedrooms on the first floor with a further good size single/office
- Spacious, fully tiled 5 piece bathroom having a feature freestanding bath, his and her sinks fitted in vanity units, wc and walk in double shower
- Many character features to include bay windows, high ceilings, original tiled flooring, wooden flooring (under carpets) ornate ceiling coving/robes, deep skirting boards, picture rails, staircase, split level landing and even the Sea Captain's bell!
- Recently built double garage/workshop with power, light and roller door. Double carport and further off road parking for 2 cars. This area is set behind gates and approached via Heckford Road
- Good size plot with attractive garden having an array of plants, flowers and shrubs. The garden is divided into various areas to relax, dine and sit, having a patio, raised deck, deck with hot tub (not included) and lawned area

Location, location, location! The property is set on the corner of Wimborne Road and Heckford Road, being a few hundred metres of Poole Town Centre with it rail and bus services, shopping centre, Quay and Harbour. Set a stone's throw away from Poole High School and within half a mile of Poole Hospital and Poole Park

COUNCIL TAX BAND: D

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



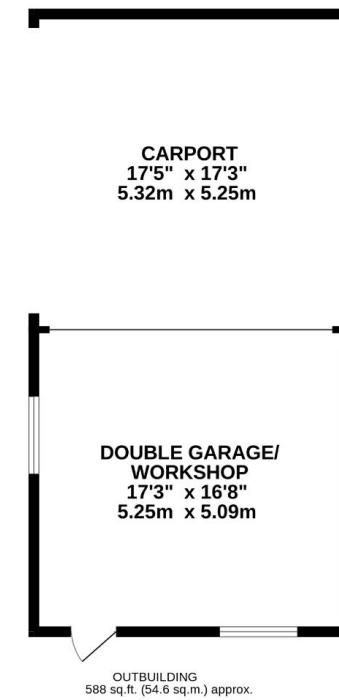
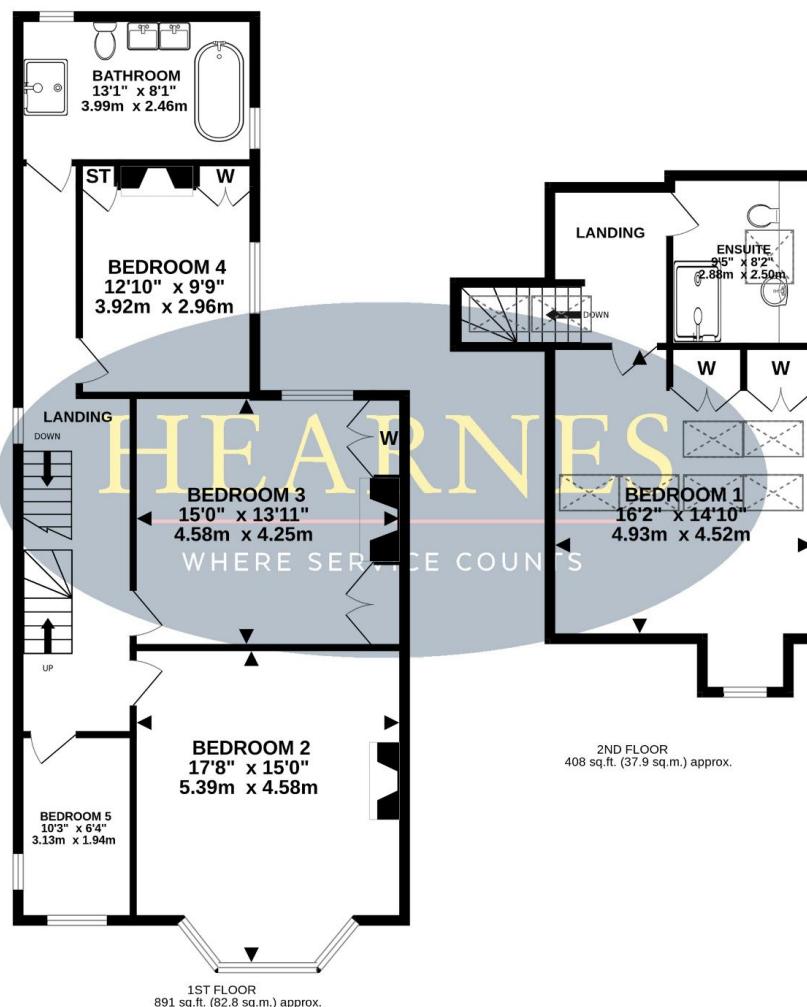
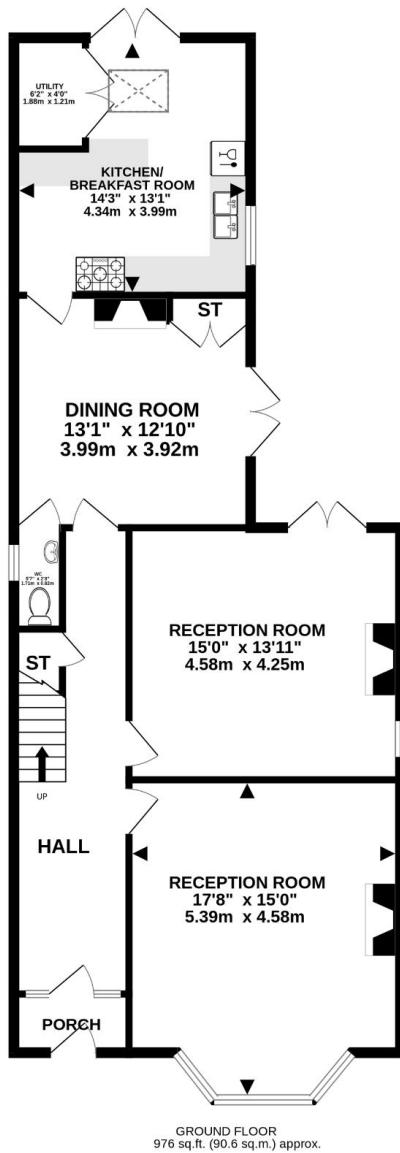


## INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 2863 sq.ft. (266.0 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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