



*Asking Price*

£425,000

CUTLERS PLACE, WIMBORNE BH21 2HX

Freehold







- ◆ **SEMI-DETACHED HOUSE**
- ◆ **THREE BEDROOMS**
- ◆ **GOOD CATCHMENT AREAS**
- ◆ **ATTACHED SINGLE GARAGE**
- ◆ **GENEROUS OFF-ROAD PARKING**
- ◆ **SOLE AGENTS**

A semi-detached, three bedroom, three reception, family home boasting generous off road parking, private rear garden, attached garage and within good school catchments. Sole Agents

## Property Description

Cutlers Place offers a range of detached, terraced, and semi-detached homes that were originally built in the 60's and 70's. The homes are within good school catchments and as a circular road there is very little traffic, making it an ideal location for families.

This particular property is located on the western side of Cutlers Place and offers well-proportioned accommodation throughout. The ground floor features a spacious dual-aspect living room, a modern fitted kitchen, an additional reception room/study, and a purpose-built conservatory, which provides access to the enclosed rear garden.

Upstairs, there are three generously sized double bedrooms, all with built in wardrobes, and a contemporary family bathroom. The home also benefits from full double glazing and a gas-fired, combi boiler, central heating.









## Garden and Grounds

The front garden offers generous driveway suitable for several vehicles and allows access to the attached single garage which has an up-and-over style door. The rear garden is beautifully landscaped and thoughtfully arranged to offer both tranquillity and functionality, including a greenhouse. A spacious lawn forms the central feature, surrounded by mature planting, flower beds, and established trees that provide a sense of privacy and seclusion. To the rear of the house, a large patio area provides an ideal space for outdoor dining , complete with a comfortable seating area framed by raised brick planters. A charming summerhouse and garden shed are tucked away at the far end of the garden, offering useful storage and additional relaxation space.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town’s historic architecture and alongside The Priest’s House Museum & Gardens, Wimborne Model Town and the 1930’s Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. 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 bridleways, footpaths and coastal routes to explore.



Size: 1030 sq ft (95,7 sq m)

Heating: Gas fired combi boiler (3 years old)

Glazing: Double glazed

Parking: Driveway parking for multiple cars

Garden: Easterly facing

Main Services: Electric, water, gas, drains

Local Authority: Dorset Council

Council Tax Band: C

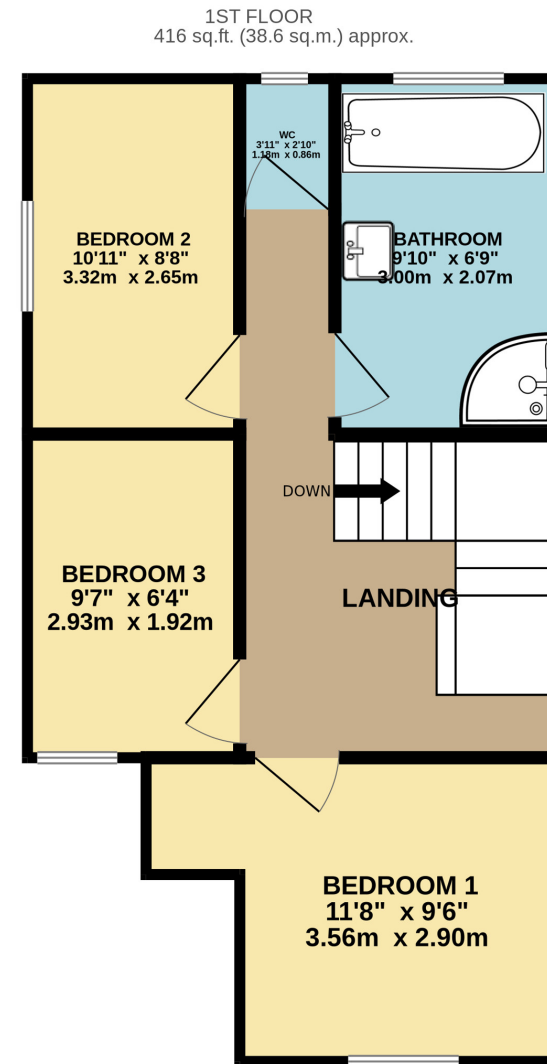
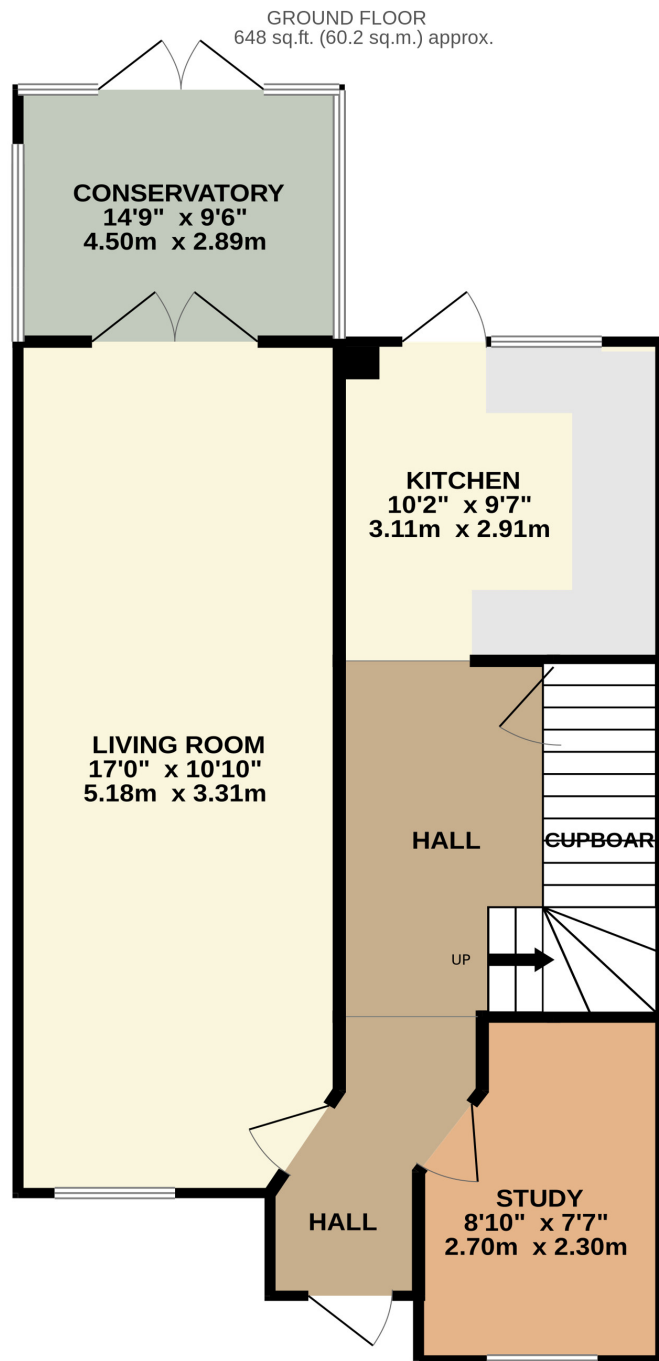
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk





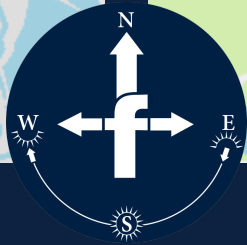
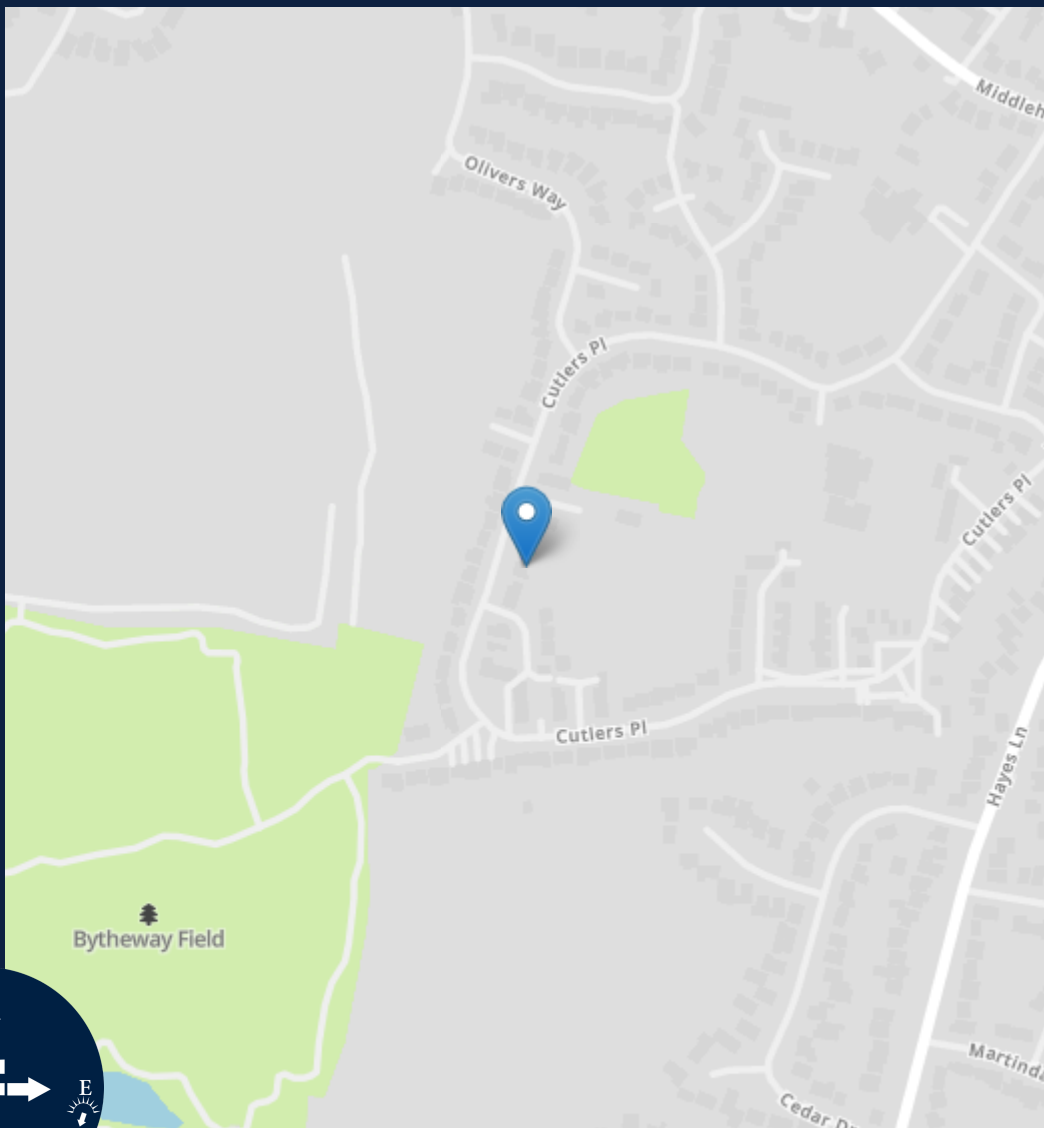
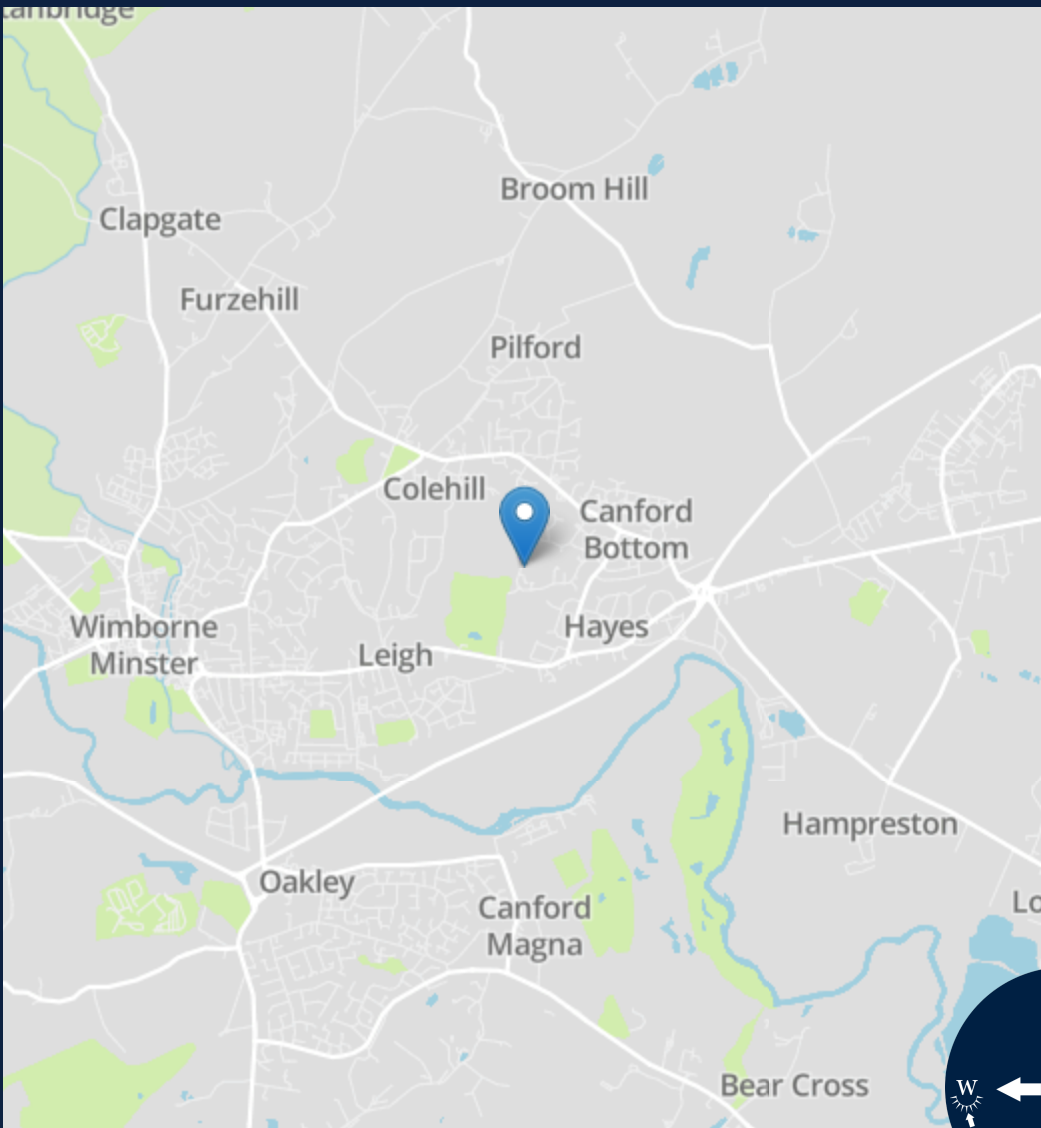






TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	76
EU Directive 2002/91/EC		



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