



WHEATSHEAF ROAD, WIMBORNE BH21 4FU

£399,950

Freehold



3



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- ◆ THREE BEDROOM HOUSE
- ◆ POPULAR LOCATION
- ◆ ENCLOSED REAR GARDEN
- ◆ DOUBLE GLAZED THROUGHOUT

A well presented, three bedroom family home within the heart of a popular residential development boasting off road parking and enclosed rear garden.

## Property

The home is situated on the award winning development completed by Bloor Homes (This property is a 'Byron' design with new build extras all included, ie kitchen, flooring and landscaping) and is a short walking distance to the town centre, local amenities and schools. The accommodation comprises a modern living room with feature wall panelling for tv/media unit, under stair storage, open plan kitchen/dining room with a selection of base and eye level units, and double doors, which provide access to the enclosed rear garden, and a downstairs wc. On the first floor you have three well-portioned bedrooms, modern family bathroom and an en-suite shower room from the main bedroom. All windows have fitted blinds.

## Garden & Grounds

The home benefits from an enclosed low maintenance, fully landscaped, rear garden with the benefit of a garden shed.

The home also has two allocated parking spaces.

## 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 dating back over 50 years 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: Approx 705 sq ft (65.5 sq m)

Heating: Gas fired heating

Glazing: Double glazed throughout

Parking: Two allocated parking spaces

Garden: Enclosed rear garden

Main Services: Gas, electric, water and drains

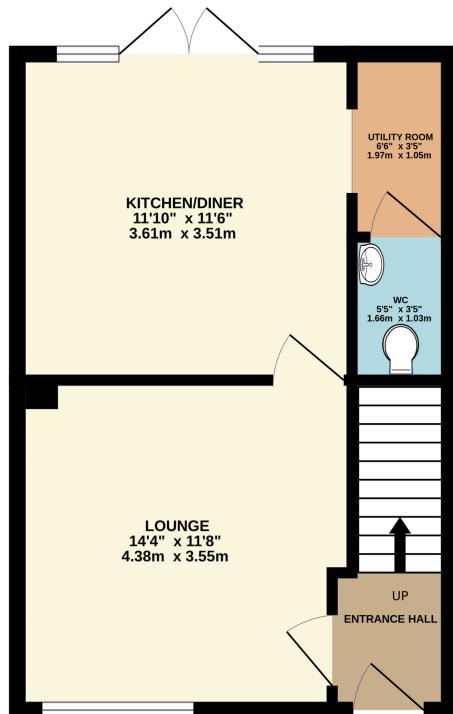
Local Authority: Dorset Council

Council Tax: Band D

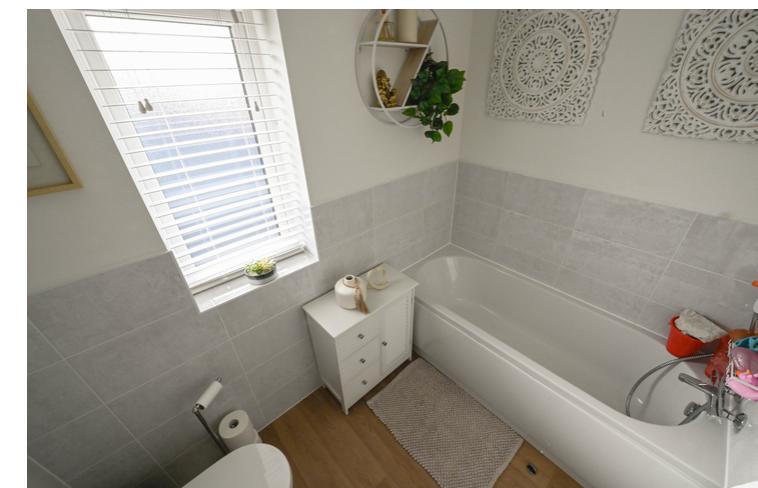
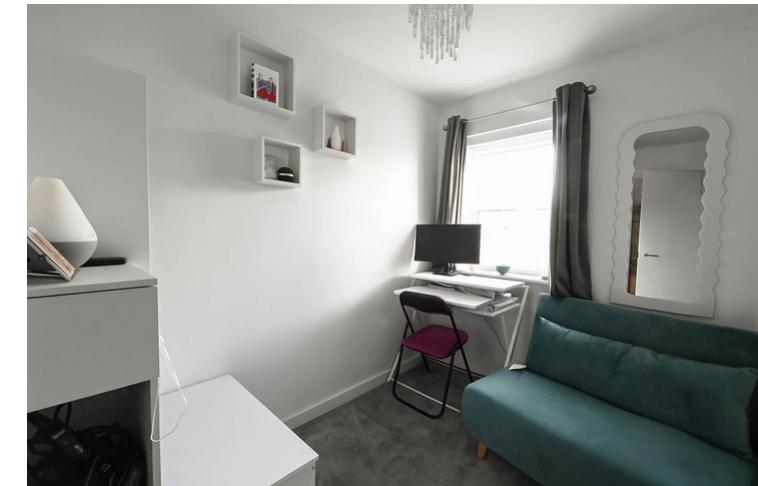
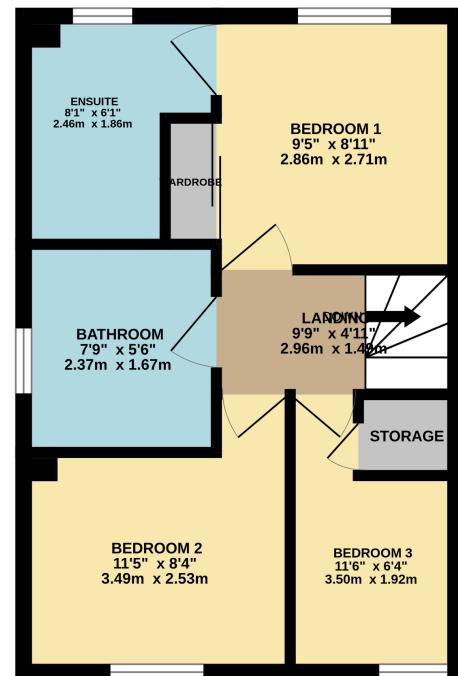
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk



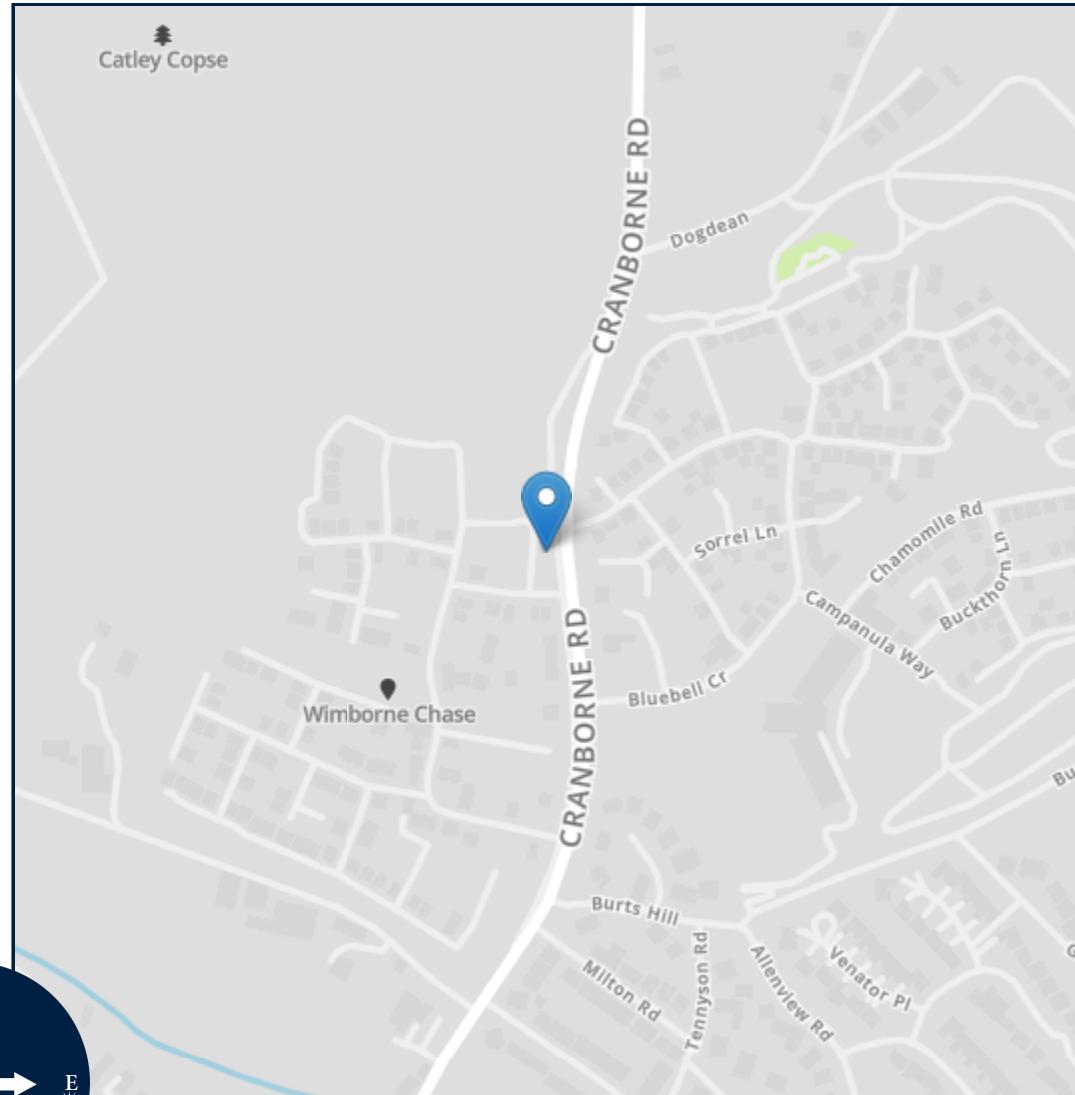
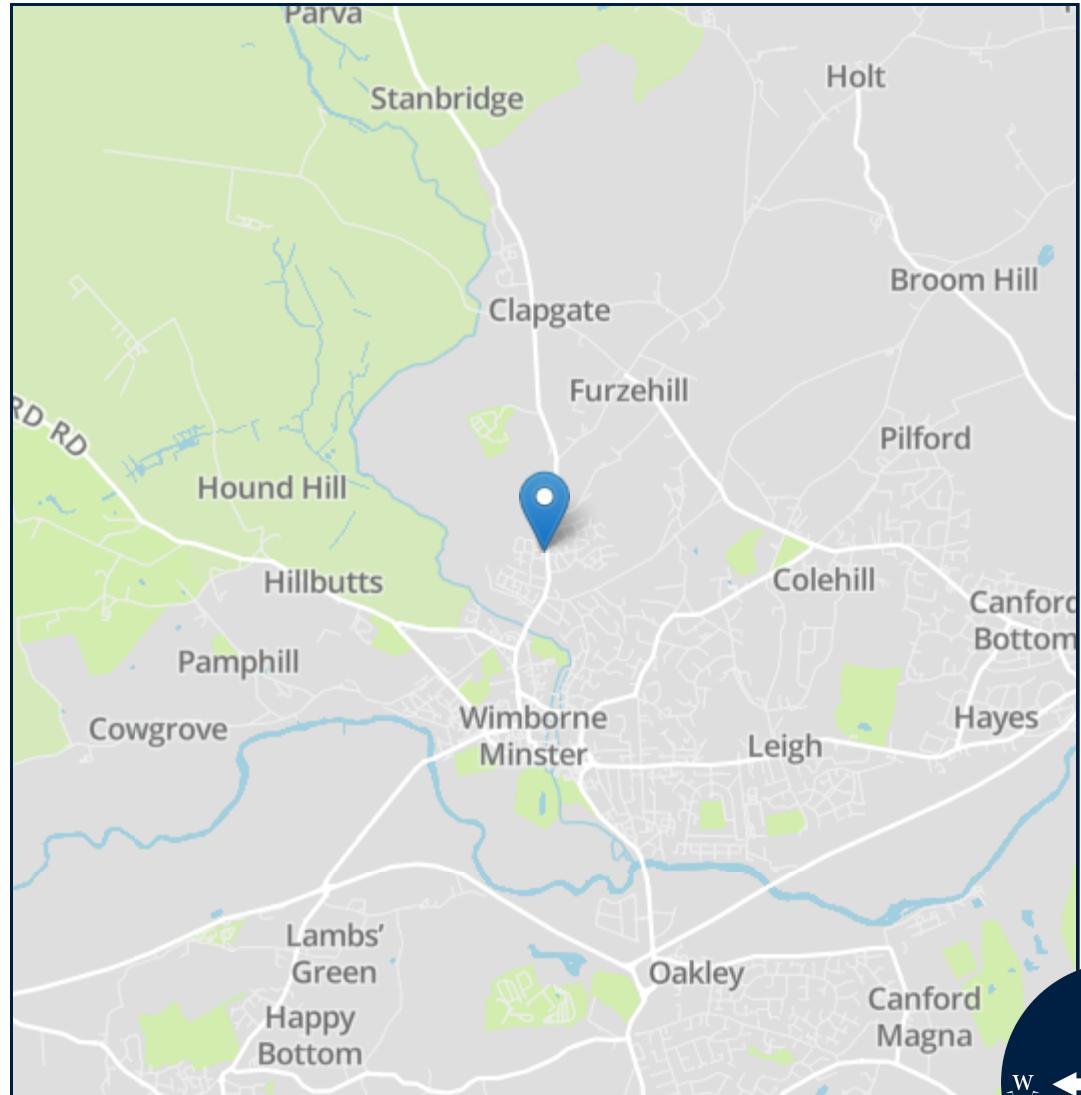
GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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+)	A	83	95
(81-91)	B		
(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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12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000