



 Primrose Close

*Wimborne, BH21 4EZ*

SPENCERS



## The Property

Discover this stunning four-bedroom detached family home located on the edge of the charming market town of Wimborne Minster. Set on a desirable corner plot, this beautifully presented property offers spacious and versatile living accommodation across three generous reception rooms, perfect for both relaxing and entertaining.

The welcoming large lounge provides a comfortable space to unwind, while the additional study offers an ideal area for working from home or pursuing hobbies. The heart of the home is undoubtedly the fantastic open-plan kitchen and dining area, complete with skylights that flood the space with natural light and create a wonderful setting for family life. Fitted with high-quality Bosch appliances, this contemporary kitchen boasts sleek cabinetry and ample work surfaces.

Adjoining the kitchen is a practical utility room, adding valuable storage and helping to keep the main living areas clutter-free.

Upstairs, there are four well-proportioned bedrooms. The principal suite benefits from built-in wardrobes and its own private en-suite shower room. The remaining three bedrooms are serviced by a modern family bathroom, providing comfortable accommodation for family members and guests alike.

Outside, the garden provides a delightful space to relax in the evenings, featuring raised beds around the perimeter and enclosed by fencing for privacy. The property also benefits from a single garage and off-road parking, making it an ideal choice for modern family living.



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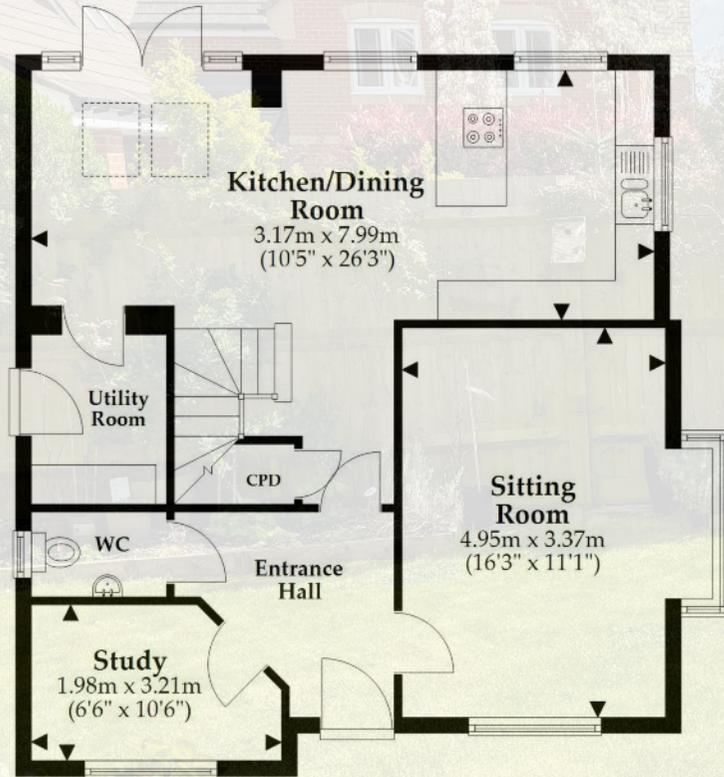
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# FLOOR PLAN



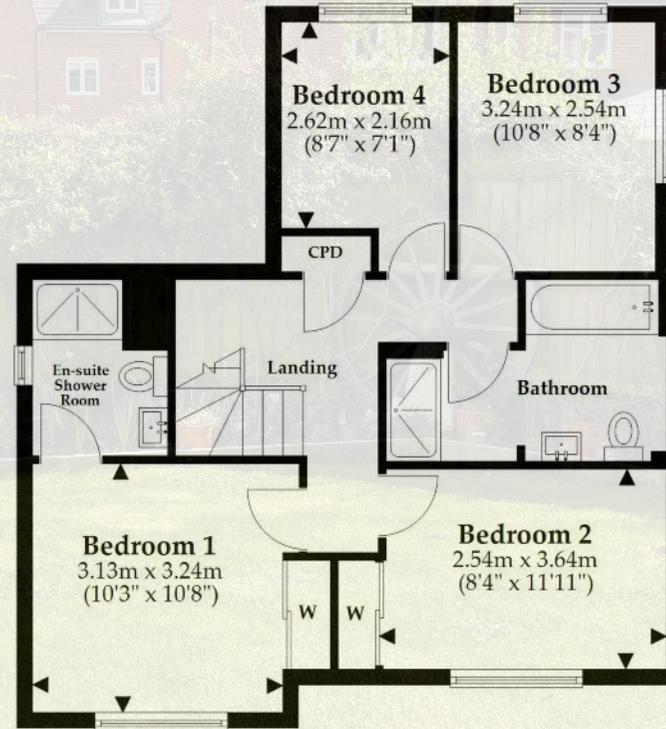
## Ground Floor

Approx. 68.7 sq. metres (739.5 sq. feet)



## First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



## Garage

Approx. 18.6 sq. metres (200.0 sq. feet)



Total area: approx. 145.0 sq. metres (1560.6 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







## Additional Information

- Tenure: Freehold
- Council Tax Band: F
- Energy Performance Rating: C Current: 78C Potential: 86B
- Property construction: Standard construction
- Mains gas, electric, water and drainage
- Superfast broadband with speeds of up to 1800 Mbps is available at the property.





River Stour Wimborne



Wimborne Town Centre

## The Situation

Wimborne town centre lies approximately one mile away and offers a mix of high-street brands and independent boutiques, restaurants and specialist food shops. Further afield, residents can enjoy the landscapes of the New Forest National Park and the Cranborne Chase Area of Outstanding Natural Beauty, as well as coastal destinations such as Poole Harbour and the sandy beaches of Bournemouth. Sporting and leisure facilities nearby include Cobham Sports & Social Club, the Hamworthy Club and a range of golf courses, walking trails and cycling routes. There are numerous schools nearby, with a number of well-regarded primary and secondary schools within three miles, including Queen Elizabeth's School and Canford School, one of the UK's leading independent boarding schools. Transport connections are excellent, with regular bus services to Wimborne, Poole, Bournemouth and Ferndown. Road access is convenient, with Wimborne reachable in approximately six minutes, the A31 providing routes towards Southampton, and the A349 linking to Poole and Bournemouth. Poole railway station offers services to Bournemouth, Weymouth and Southampton, while Bournemouth Airport is situated just over seven miles away.

\*Please note that these details have been prepared by a third party and Spencers Property cannot guarantee their accuracy.

\*\*Please note that the property has been virtually staged using CGI imagery.



For more information or to arrange a viewing please contact us:

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