



Croft House, Brook Road, Wimborne Mister, Dorset BH21 2FW

Guide Price £300,000 Freehold

**\*\* VENDOR SUITED \*\*** A delightful two double bedroom semi detached house situated in Wimborne Minster a short drive away from Wimborne Village with its array of local shops, eateries and amenities. The scenic River Stour is also a short distance away. This ideal starter home was built in 2021 and viewing is highly advised to appreciate not only its location but also the accommodation on offer, which comprises: 16' lounge/diner with direct garden access, modern kitchen/breakfast room, downstairs cloakroom and bathroom to the upstairs. Externally the property boasts a charming Westerly aspect garden with lawned area and sun patio. To the front the driveway provides off road parking. Further features include: remainder of builders warranty, integrated appliances to kitchen, underfloor heating to the downstairs, gas central heating and UPVC double glazing. Nearby Schools - Wimborne First (within walking distance) Colehill First, Sturminster Marshall First, Allenbourn Middle and Queen Elizabeth's Secondary.

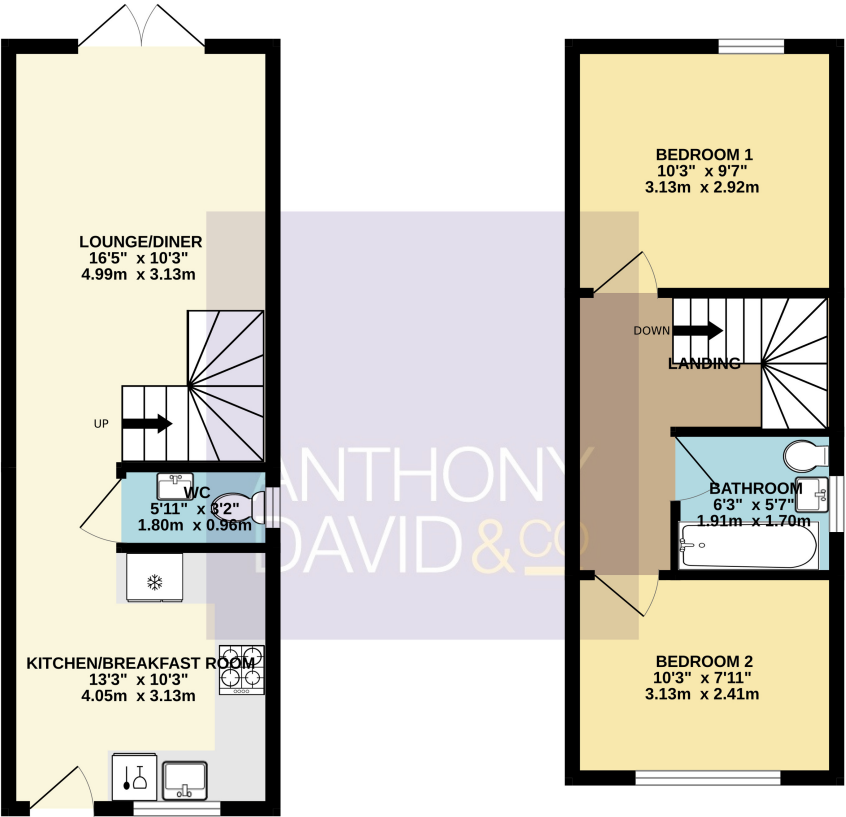
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.

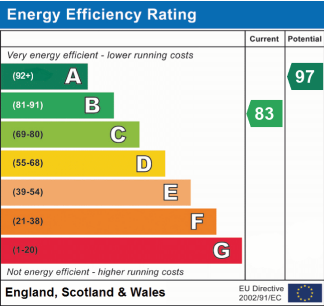
1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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- Entrance Hall Doors to
- Lounge/Diner 16' 5" x 10' 3" (5.00m x 3.12m)
- Kitchen/Breakfast Room 13' 3" x 10' 3" (4.04m x 3.12m)
- Downstairs Cloakroom 5' 11" x 3' 2" (1.80m x 0.97m)
- Landing Doors to
- Bedroom One 10' 3" x 9' 7" (3.12m x 2.92m)
- Bedroom Two 10' 3" x 7' 11" (3.12m x 2.41m)
- Bathroom 6' 3" x 5' 7" (1.91m x 1.70m)
- Garden Westerly aspect
- Driveway Off road parking
- Council Tax Band B



Property Misdescriptions Act 1991  
Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.