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THREE LIONS CLOSE

WIMBORNE, BH21 1EP



OFFERS IN EXCESS OF £525,000

- TOWN CENTRE HOME
- THREE BEDROOMS – MASTER WITH WALK IN DRESSING AREA/WARDROBE
- LOUNGE/DINING ROOM
- STYLISH KITCHEN
- BATHROOM AND ENSUITE
- CONSERVATORY WITH FRENCH DOORS TO NEATLY ARRANGED COURTYARD GARDEN
- GARAGE AND STORAGE
- SECURE OFF ROAD PARKING

This beautifully presented town house offers well proportioned accommodation arranged over four floors. Centrally located, the property is within easy level walking distance of the town centre.

A large lounge/diner is situated at ground level with a focal point created by a working fireplace for those cosy winter evenings!

On the upper ground floor there is a stylishly appointed kitchen, laid with wood effect flooring and a range of cream fronted base and wall units as well as a generous range of built-in and integrated appliances. Adjoining is a good size conservatory with French doors leading to a private, neatly arranged walled courtyard garden. From the hallway there is access to a useful storage room.

The generously sized master suite occupies the second floor and includes a walk in dressing area/



wardrobe and an adjoining ensuite shower room, whilst on the third floor, there are two further double bedrooms and a family bathroom.

Outside, there is secure gated access to the rear of the property which offers parking and access to the attached garage.

EPC: D

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

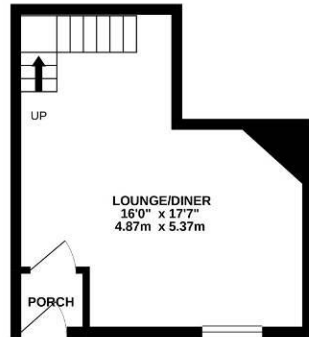
Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

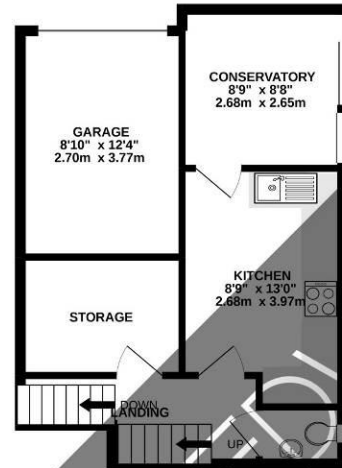
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.



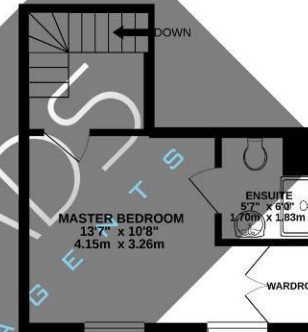
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



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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