

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



BRIDLE WAY

WIMBORNE, BH21 2UX



OFFERS IN EXCESS OF £500,000

- **DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **"L" SHAPED LOUNGE**
- **MODERN KITCHEN**
- **DINING ROOM**
- **BATHROOM, ENSUITE AND CLOAKROOM**
- **GARAGE/HOME OFFICE**
- **PRIVATE REAR GARDEN**

Just a short drive from Wimborne town centre, this four bedroom family home is well presented throughout and offers spacious and versatile living space including a large "L" shaped lounge with French doors leading out to the enclosed rear garden.

There is also a modern kitchen, fitted with a generous range of base and wall units

and a high specification of integrated appliances with double opening doors to a separate dining room which overlooks the front of the property.

One of the four bedrooms is at ground floor level, overlooking the front of the property and a cloakroom sits adjacent.

Engineered wood flooring is laid



extensively throughout the ground floor, with tiled flooring in the kitchen.

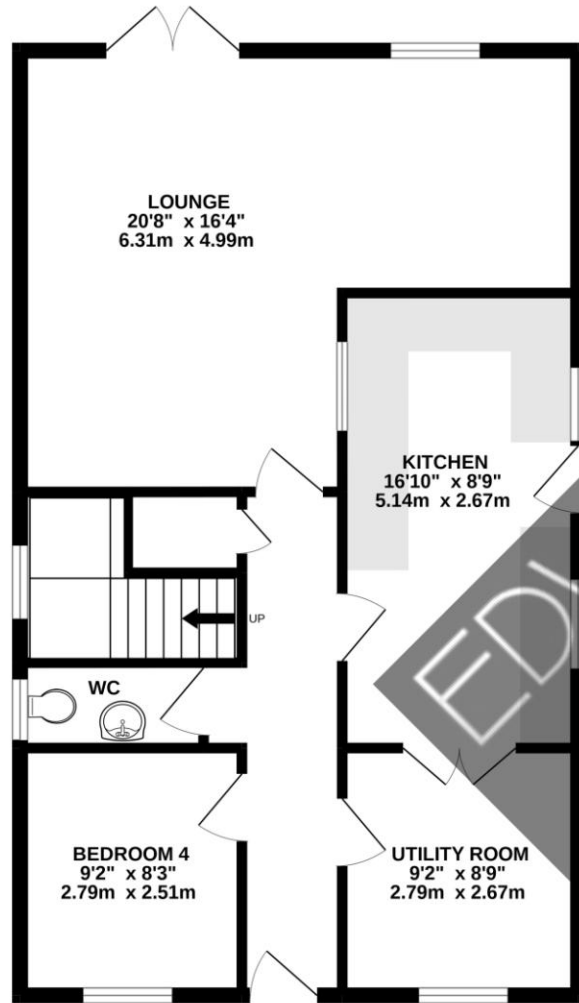
EPC: C

Located in popular Colehill, with local amenities and well regarded schools all within easy reach, the property has a generous frontage with off road parking and tarmac driveway leading to a detached garage set towards the rear of the plot. The garage is currently undergoing conversion and provides potential as extra social space or home office.

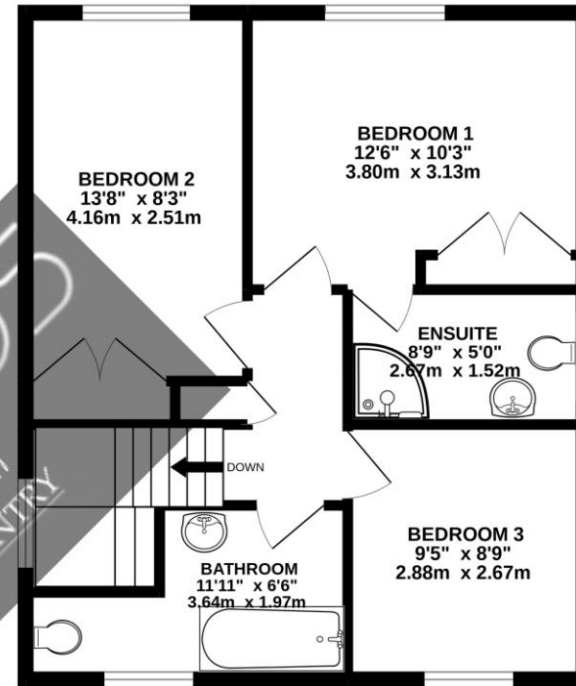
The rear garden enjoys a good degree of privacy with a patio spanning the rear elevation of the property. The remainder of the garden is laid mainly to lawn with established border planting to boundaries.



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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.
Made with Metropix ©2022

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



Wimborne Sales Office

47 East Street, Wimborne, Dorset, BH21 1DX • www.edwardestates.com

01202 842842 • info@edwardestates.com