

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



PARMITER WAY

WIMBORNE, BH21 2BS

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £610,000

- DETACHED BUNGALOW
- STYLISHLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/FAMILY LIVING WITH ADJOINING CONSERVATORY
- SEPARATE PLAYROOM/STUDY/FOURTH BEDROOM
- MODERN FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- PRIVATE REAR GARDEN

This well proportioned family home is conveniently located, close to local and main road networks and a level walk to the town centre. Stylishly presented throughout, the property has a generous frontage providing off road parking for a number of vehicles.

Accommodation includes an enclosed entrance porch leading to an inner hallway

giving access to all rooms.

The heart of this family home is the large, open plan lounge/dining room with through access to the kitchen, whilst the adjoining conservatory overlooking the garden provides further space for relaxation or play area for a young family. The kitchen is fitted with a range of modern base and wall units and includes a built under oven, inset gas



hob and extractor, as well ample space for free standing white goods. There is also an additional reception room with lantern roof window ensuring lots of natural light - this provides additional social space and could equally be utilised as a study/home office or playroom/hobbies room or even a fourth bedroom.

Two of the three bedrooms are good size doubles - the master with the benefit of wall to wall built-in sliding door wardrobes and the third bedroom, currently used as a nursery, is a good size single. The family bathroom is fully tiled and fitted with a bath as well as separate shower, wall hung vanity wash basin and WC.

Outside the rear garden enjoys a good degree of privacy with fencing to all boundaries. Laid mainly to lawn with an extensive patio along the rear of the property

and to the side provides an ideal platform for garden furniture for both entertaining and relaxation.

EPC: C

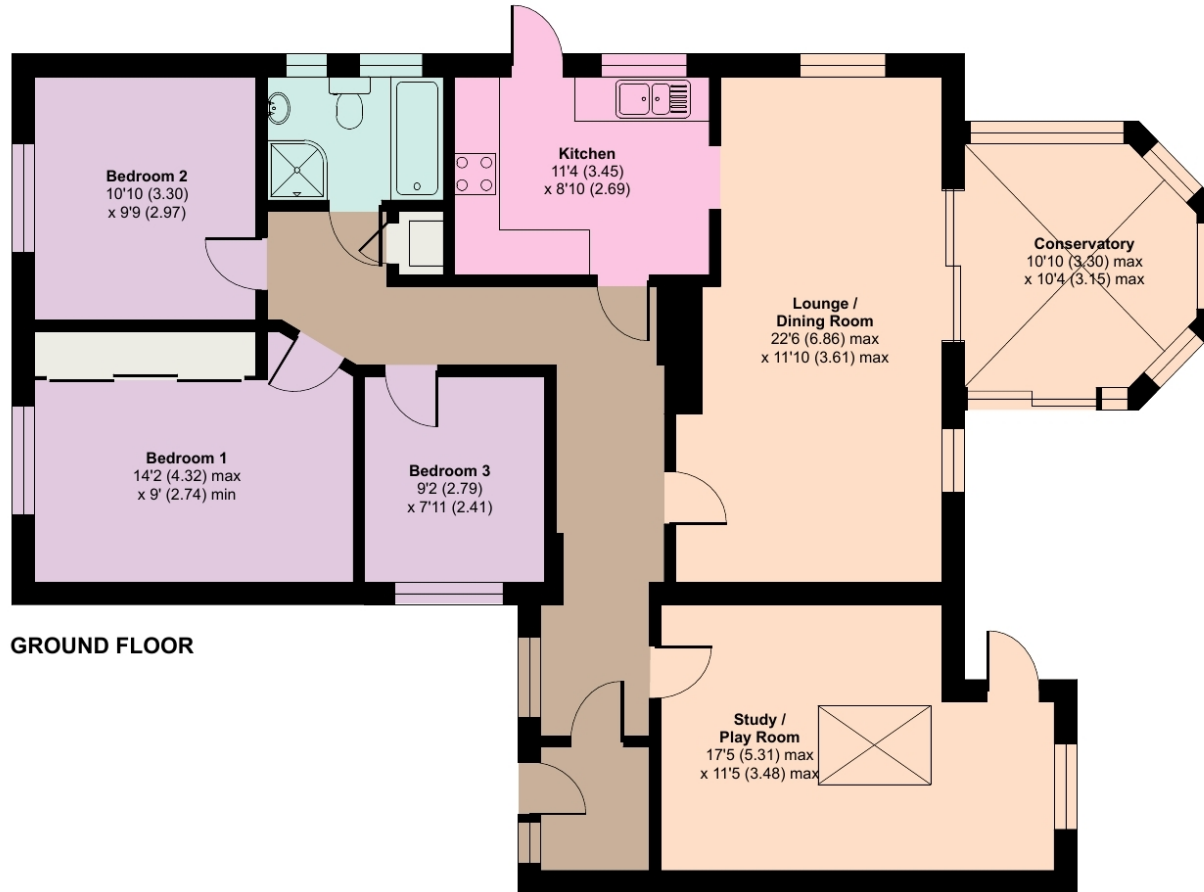
COUNCIL TAX BAND: D



Parmiter Way, Wimborne, BH21

Approximate Area = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Edwards Estates Ltd. REF: 869203



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



Fine & Country Wimborne Sales

47 East Street, Wimborne, Dorset, BH21 1DX • www.edwardstates.com
01202 842842 • info@edwardstates.com • www.fineandcountry.com

FINE & COUNTRY
Homes from Edwards