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LEIGH ROAD

WIMBORNE, DORSET, BH21 2AD

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £495,000

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- STYLISH KITCHEN/DINING ROOM
- SEPARATE LOUNGE
- LARGE STUDY/FAMILY ROOM
- SHOWER ROOM AND CLOAKROOM
- PRIVATE REAR GARDEN WITH PARKING
- LEVEL WALK TO TOWN

This three bedroom family home offers well proportioned, light and versatile accommodation. Stylishly presented throughout, the property is located within a level walk of Wimborne town centre and has off road driveway parking in the rear garden and a neatly landscaped, low maintenance front garden.

On the ground floor, off the main entrance hallway there is a cloakroom by the stairs and an understairs cupboard providing useful storage. The hub of this family home is the stylishly appointed kitchen/dining room with French doors leading out to a rear patio. The kitchen is fitted with a generous range of shaker style

base and wall units and includes a built under over, inset hob and extractor, as well as space for free standing white goods. Floors are tiled and walls are partly tiled. A separate lounge with bay window overlooks the front of the property and the attached garage has been converted to create a generously sized room with French doors leading out to the rear garden - ideal as a playroom/gym/home office/further reception room.

On the first floor there are two double bedrooms and a single and these are served by a fully tiled, contemporary shower room.



Outside the front garden is designed with low maintenance in mind with some specimen planting and hedging to boundaries. The rear garden is laid mainly to lawn, with driveway parking for a number of vehicles and a patio spanning the rear elevation - ideal for garden furniture and outdoor entertaining. With close board fencing to all boundaries, the garden enjoys a good degree of privacy.

EPC: C
COUNCIL TAX BAND: C

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.

DRAFT DETAILS AWAITING APPROVAL FROM THE VENDOR.



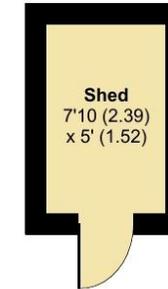
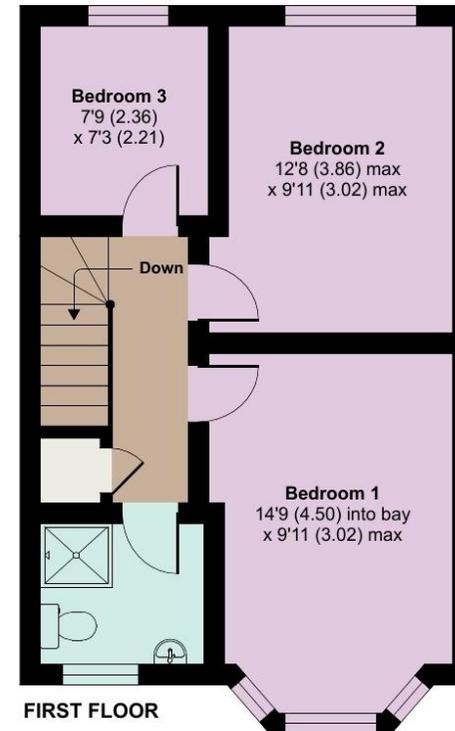
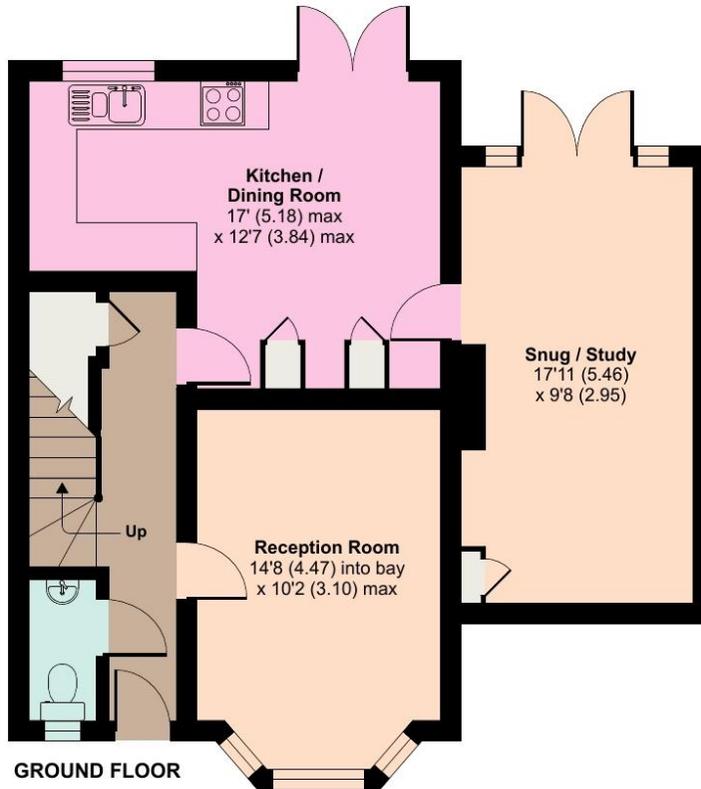
Leigh Road, Wimborne, BH21

Approximate Area = 1117 sq ft / 103.8 sq m

Outbuilding = 39 sq ft / 3.6 sq m

Total = 1156 sq ft / 107.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Edwards Estates Ltd. REF: 858810



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.

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