

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

EDWARDS
ESTATE AGENTS
01202 842842 FOR SALE
edwards.co.uk

GRIFFIN CLOSE
WIMBORNE, BH21 2FE

FINE & COUNTRY
Homes from Edwards



OFFERS IN THE REGION OF

0 1 0 5 0 0 0

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- WELL PROPORTIONED LOUNGE
- STYLISH KITCHEN/DINING ROOM
- BATHROOM AND ENSUITE
- GARAGE WITH PARKING
- BUILT IN RECENT YEARS
- LEVEL WALK TO TOWN CENTRE
- NO FORWARD CHAIN

Located within the popular Water's Edge development, this semi-detached family home offers well proportioned accommodation including on the ground floor a generously sized, dual aspect lounge with French doors leading out to the rear garden. The stylishly appointed kitchen/dining room, laid throughout with engineered wood flooring, is fitted with a range of modern light fronted base and wall units with built under oven, inset hob and extractor as well as integrated fridge/freezer and dishwasher. A cloakroom is discreetly located towards the rear of the welcoming entrance hallway.

On the first floor there are three bedrooms - the master with the benefit of an ensuite shower room - whilst bedrooms two and three, each with built-in wardrobes, are served by a modern family bathroom.

Outside, the front garden is bounded by railings and the rear garden, laid mainly to lawn with a patio area immediately to the rear elevation, enjoys a good degree of privacy with fencing and walling to boundaries. The property also benefits from a garage with parking to the front. 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.

EPC: B



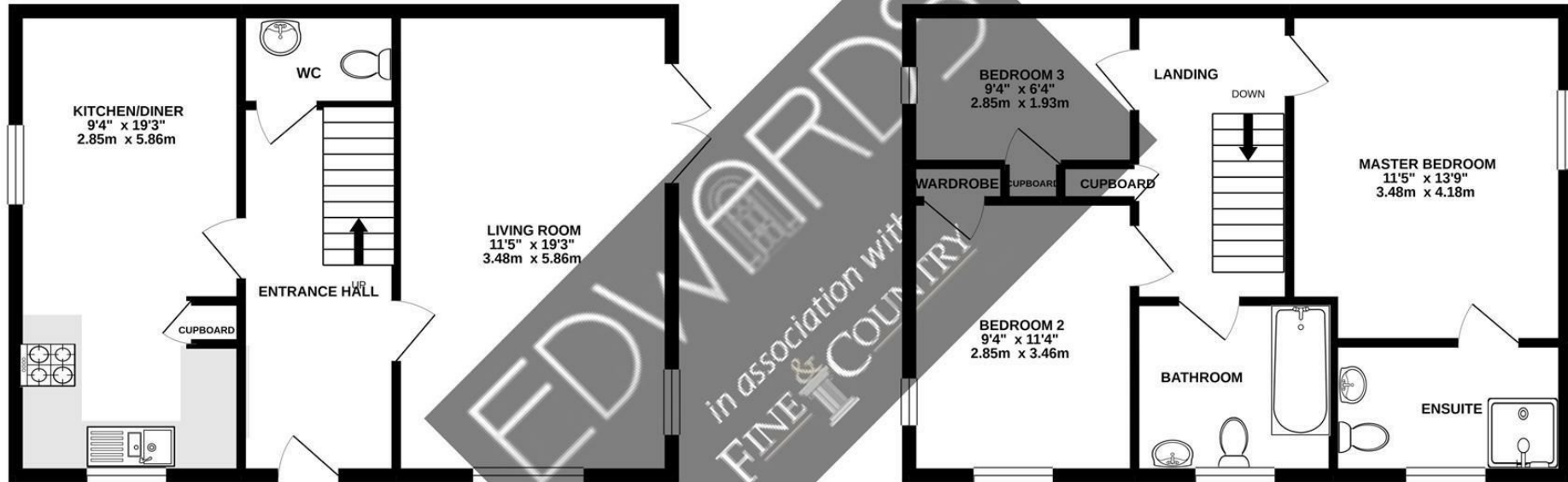






GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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 ©2021

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, Dorset BH21 1DX

01202 842842

www.fineandcountry.com

FINE & COUNTRY
Homes from Edwards