

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

WHEATSHEAF ROAD
WIMBORNE, BH21 4FX

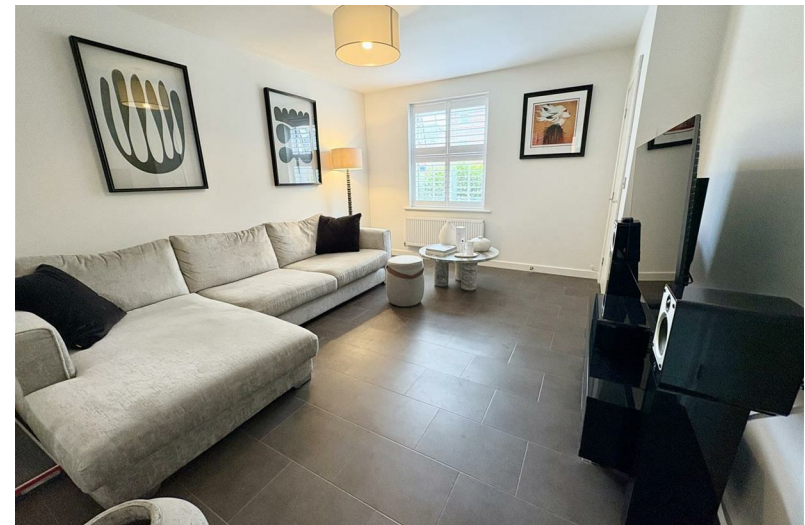


GUIDE PRICE £385,000

- SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- LARGE MASTER BEDROOM WITH LUXURY ENSUITE
- LARGE KITCHEN/BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- MODERN FAMILY BATHROOM
- OWNED SOLAR PANELS GENERATING SMALL INCOME
- GOOD SIZE SITTING AREA
- TANDEM OFF ROAD PARKING
- SOUTHERLY FACING REAR GARDEN

Upon entering, you are greeted by a welcoming entrance lobby and a staircase to the first floor. The ground floor boasts Amtico flooring throughout, enhancing the home's contemporary feel. The spacious sitting room features a front aspect window and a handy storage cupboard, providing a comfortable space for relaxation. The heart of the home is undoubtedly the large kitchen/breakfast room, which is well-equipped with base and eye-level units, complementary worktops, an inset gas hob with an extractor fan, and an adjacent electric double oven. An integrated dishwasher and space for a fridge freezer make this kitchen both functional and stylish. Additionally, a separate utility area with further storage, integrated washing machine and WC adds to the convenience. Downstairs accommodation also benefits from plantation shutters at both the front and rear of the property.

The first floor comprises three well-proportioned bedrooms, including a main bedroom complete with built-in wardrobes and a luxurious en suite shower room. A modern family bathroom serves the other two bedrooms, ensuring ample facilities for all.



Outside, the property features a private driveway with parking for 2/3 cars bounded by railings and a southerly facing rear garden, which is perfect for enjoying sunny days. The garden includes a large terrace patio and a lawn area, complete with a shed for additional storage. Additionally there is an outside tap and electrical socket.

Additional Information

Agents Note: There is an annual service charge of £274.00

Energy Performance Rating: A

Council Tax Band: D

Tenure: Freehold

Restrictive covenants: Yes – new build

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

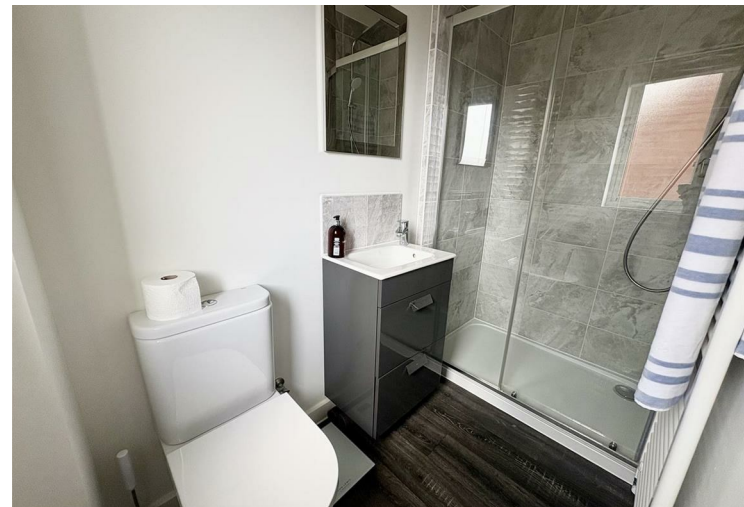
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

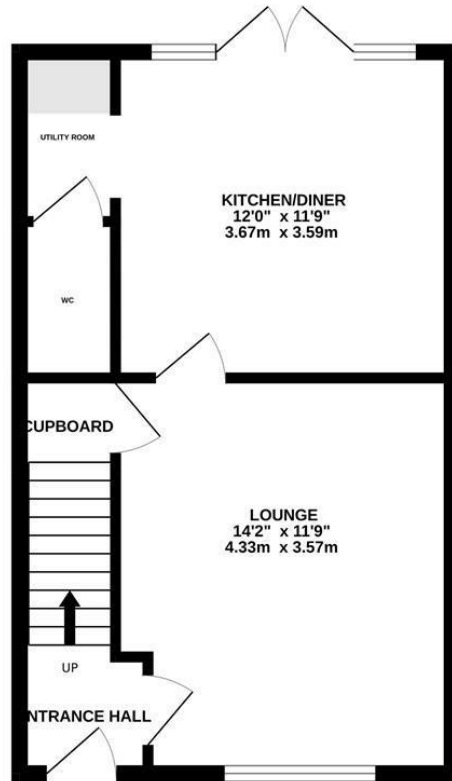
Drainage: Mains sewerage

Broadband: Fibre - Refer to Ofcom website

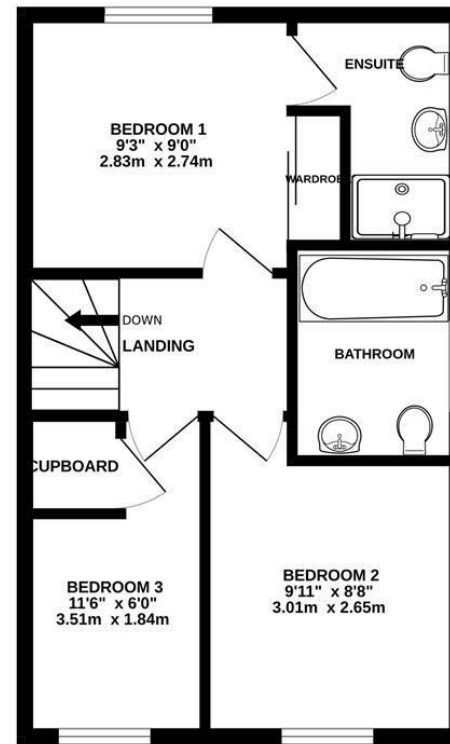
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.
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