



EDWARDS
ESTATE AGENTS

WIMBORNE ROAD WEST

WIMBORNE, BH21 2DJ



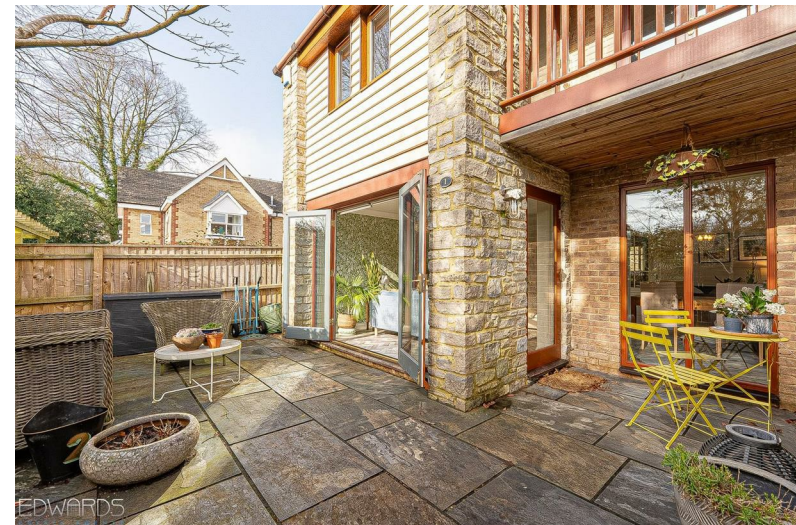
OFFERS OVER £400,000

- 1 owner from new
- Semi detached family home
- Small sought after development
- Deceptively spacious
- Approximately 3 miles from Wimborne town centre
- Ground floor underfloor heating
- 4 bedrooms & 2 bathrooms
- Separate utility room
- Southerly facing front garden
- Off road parking

This well-presented semi-detached house offers a delightful blend of space and modern living. With four bedrooms and two bathrooms, this deceptively spacious home is perfect for families or those seeking extra room to entertain.

Upon entering, you are greeted by a welcoming hallway that features beautiful Herringbone flooring, leading you to a generous lounge and dining area. This bright space is enhanced by a floor-to-ceiling window and French doors that open onto a terrace patio garden, creating an inviting atmosphere for relaxation and gatherings. The kitchen is well-equipped with a range of base and eye-level units, complemented by granite worktops, an inset range cooker, and integrated appliances. A separate utility room adds convenience with additional space for laundry.

The property boasts three spacious double bedrooms, alongside a fourth single bedroom with a built-in wardrobe. The main bedroom features a modern ensuite shower room and access to a shared 'jack and jill' sun balcony. The family bathroom is fitted with a contemporary three-piece suite, ensuring comfort for all.



Outside, the gardens are a true highlight. The south-facing front garden features a superb sun terrace, enclosed by mature shrubs and hedging, while the rear garden offers a brick paviour patio ideal for alfresco dining, surrounded by artificial lawn and vibrant flower borders.

Located within a small, sought-after development of just five houses, this property benefits from allocated off-road parking and additional visitor spaces. The location combines the convenience of town living with easy access to the picturesque open countryside and the River Stour. Wimborne town centre, just three miles away, offers a variety of shops, restaurants, public houses, and the popular Tivoli Theatre.

Additional Information

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Agents Note: Potential buyers need to be aware the property has a timber framed balcony

Additional Liabilities: We are informed there is a 5th responsibility to parking area & bin store. This is on an as & when basis – No formal arrangement & no payments have been needed to date

Flood Risk: Very 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: 1 allocated parking space plus 1 shared space with neighbour who we believe may be willing to consider selling their share

Utilities: Mains electricity, mains gas, mains water

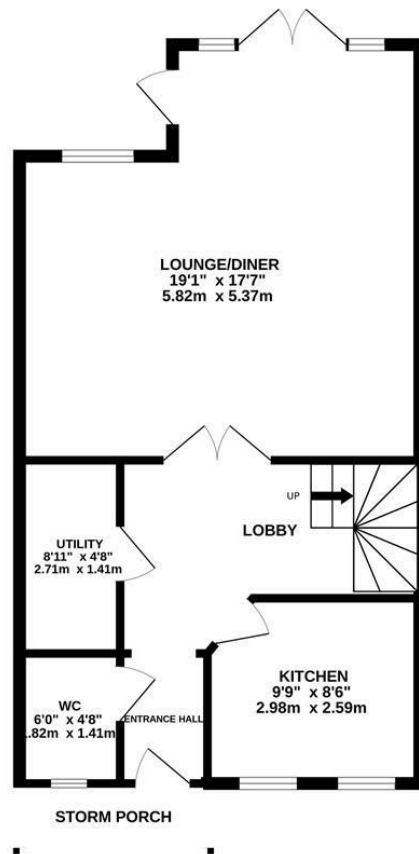
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

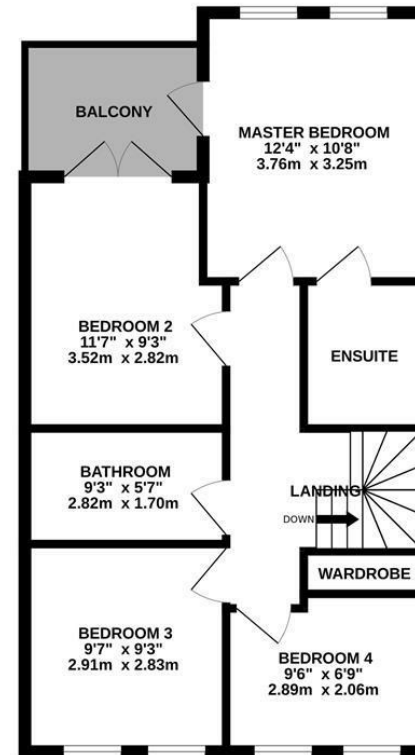
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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Ferndown Office

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