

59 GROVE ROAD, WIMBORNE, DORSET, BH21 1BN

OFFERS IN EXCESS OF £550,000

FREEHOLD





This four-bedroom semi-detached house is arranged over three floors. It has a kitchen/dining room across the rear, an en-suite shower room to the principal bedroom, garage, driveway and an enclosed rear garden. The house is on a residential road within the Victorian quarter and a level walking distance of Wimborne town centre.

Wimborne | 01202 841171 | properties@christopherbatten.com



DESCRIPTION: From the street, 59 Grove Road has a traditional look, with red brick, gables and a canopy porch. Inside, it is a practical family house. The kitchen at the back is where the household gathers, the sitting room at the front is a quieter retreat, and the second floor offers space away from everyone else. Owned by the current family for nearly 20 years.

THE PROPERTY: The entrance hall has a cloakroom just off it, which is useful for guests and for busy mornings. To the front is the sitting room, where the bay window brings in light from the street side. The room is wide enough for two sofas facing each other, so it works well as a place to sit together in the evenings.

The kitchen and dining room is at the back of the house and is where most of daily life is likely to take place. Cream shaker-style units sit under warm oak worktops, with a metro-tiled splashback and lighting beneath the wall cupboards. There is a double oven and a four-burner gas hob, which give room to cook for a family or for friends, as well as integrated fridge-freezer, washing machine and dishwasher. Space for a table in the middle of the room, so meals, homework and conversation happen alongside the cooking. At the far end there is space for a sofa or a television. The herringbone-style Karndean floor runs right through, which gives the room a sense of continuity. A door opens straight onto the patio, which makes the garden part of the room in the warmer months.

Upstairs, the principal bedroom is at the front of the house. Its bay window is fitted with plantation shutters, and it has its own recently refitted shower room with a walk-in shower and rainfall head. Two further double bedrooms overlook the garden. The family bathroom also recently refitted has a bath with a shower screen and brushed brass fittings. The fourth bedroom fills the whole top floor and has two roof windows and eaves storage on both sides. It is set apart from the rest of the house, so it can serve as a teenager's room, a guest suite or a home office.

THE OUTSIDE: The rear garden is easy to manage. A paved patio by the back door has room for a dining table. Beyond it are a lawn and planted borders, and a path leads down the side of the house to a quiet seating area with room for a bench. The garage provides parking and storage, and it has a door straight into the garden. The front of the house is set behind a low brick wall with established shrubs.














OLIVE
YOU















LOCATION: Grove Road is a residential road off Leigh Road and within the Victorian quarter, within level walking distance of the centre of Wimborne Minster. The market town is built around a central square. It has independent and national shops, a weekly market, pubs and restaurants, the Tivoli theatre and cinema, and the historic Minster church. There are state schools for every age group, and grammar and independent schools nearby. Road links to Poole and Bournemouth are good, and both towns have mainline rail services to London Waterloo. The surrounding countryside and the Dorset coast are within easy reach.



DIRECTIONS: From our office in East Street, go to the roundabout where Leigh Road, Poole Road and Lewens Lane meet and head east along Leigh Road. Take the third turning on the right, by the convenience store, into Grove Road. Number 59 is on the left-hand side.

COUNCIL TAX : C

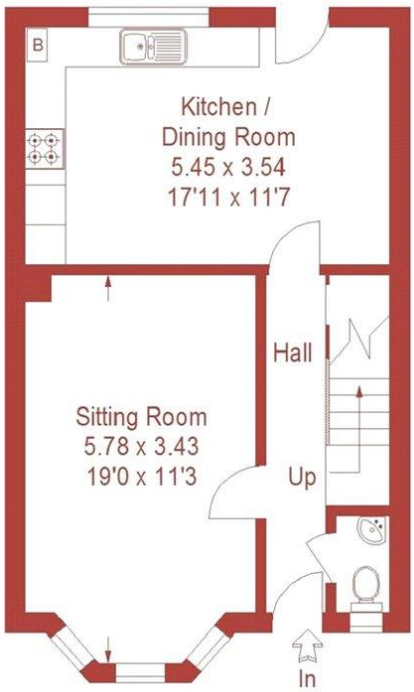



CALIFORNIA

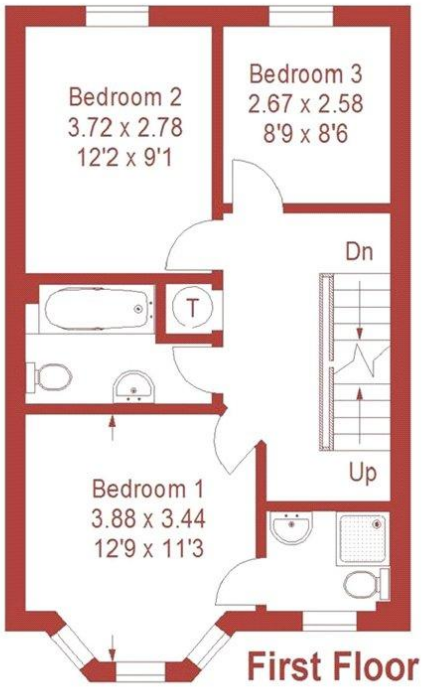
59 Grove Road, Wimborne

Approximate Gross Internal Area :- 119 sq mt / 1285 sq ft

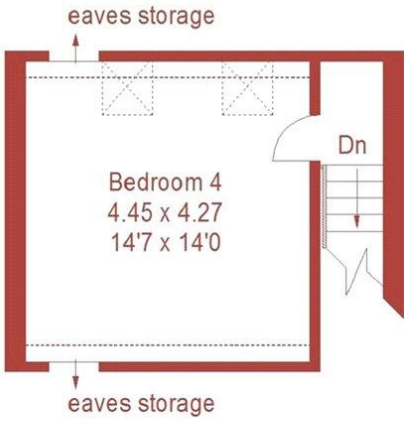
= Reduced headroom below 1.5 mt / 5'0



Ground Floor



First Floor

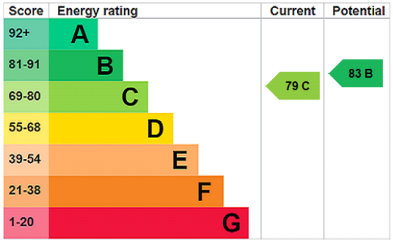


Second Floor

FLOOR PLANS SOUTHERN Ltd © 2006
01202 766944 Ref S4784/CD

This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

Christopher Batten in association with Winkworth for every step...