





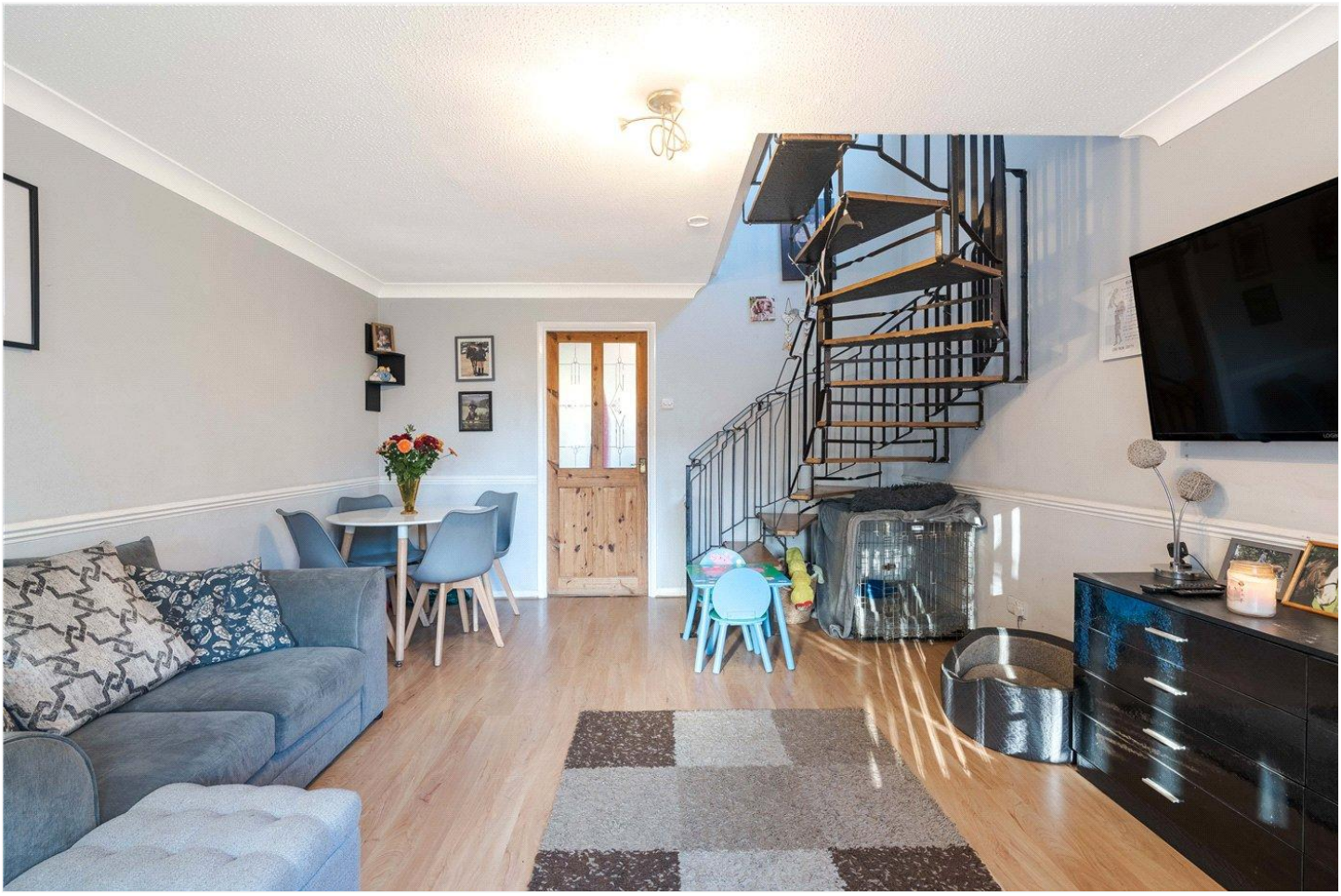
## 41 CUTHBURY GARDENS, WIMBORNE, DORSET, BH21 1YA

## £319,950 FREEHOLD

A two bedroom end of terrace house with allocated parking and a low maintenance garden, in a quiet residential cul-de-sac close to lovely riverside walks and less than half a mile from Wimborne Square.

**Wimborne** | 01202 841171 | properties@christopherbatten.com

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



## DESCRIPTION:

The entrance porch leads into a spacious living and dining room. A front-facing window provides plenty of natural light, while wood-effect flooring and a dado rail add character. There is ample space for both a sofa arrangement and a dining table. An open-tread spiral staircase rises to the first floor, making efficient use of the space, and a half-glazed door leads through to the kitchen at the rear of the house.

The kitchen is fitted with grey wall and base units, complemented by wood-effect work surfaces and a stainless steel sink and drainer beneath the window. Appliances include a built-in oven and electric hob, with a stainless steel splashback and chimney extractor hood above. There is also space and plumbing for a washing machine, and the room is finished with a tiled floor. A glazed door and window connect the kitchen to the conservatory and French doors open out onto the garden.

On the first floor, the main bedroom is a comfortable double with space for fitted wardrobes. The second bedroom is also well proportioned and overlooks the garden. The shower room comprises a shower enclosure, wash basin set within a vanity unit, WC and chrome heated towel rail, with tiled walls and flooring.





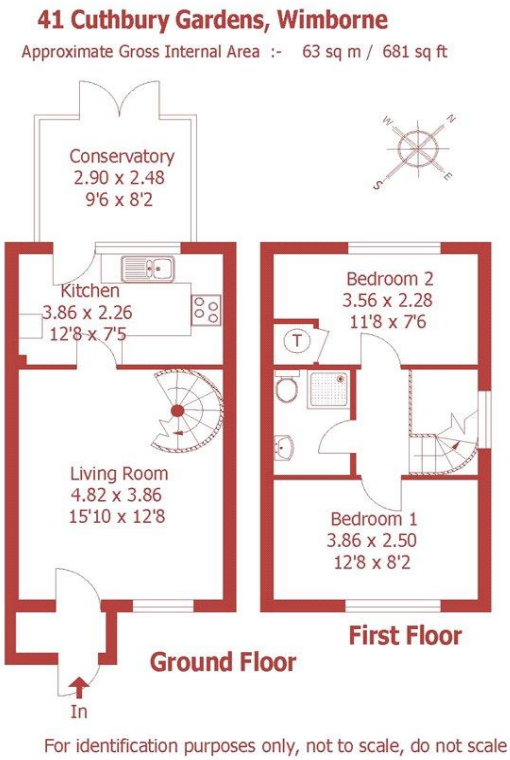













## OUTSIDE:

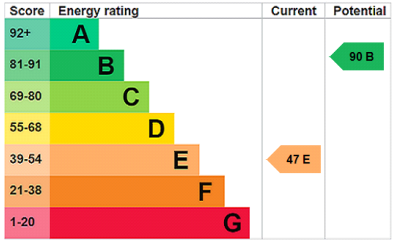
The front lawned garden with established shrubs is crossed by a stepping-stone path to the front door. The rear garden is enclosed by timber fencing, is laid mainly to artificial lawn, with a gravel border edged in brick running along one side. A garden shed stands at the far end, and a gate gives rear access. The house comes with two allocated parking spaces.

## LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

## COUNCIL TAX: Band **C**

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*