



THE SPINNEY, 2A PARMITER DRIVE, WIMBORNE, DORSET, BH21 2BP  
**£439,950 FREEHOLD**

## AN UNUSUAL MODERN 3 BEDROOM, 2 RECEPTION ROOM, 2 BATHROOM DETACHED HOUSE WITH A DOUBLE GARAGE AND OFF ROAD PARKING.

### SUMMARY:

Built in 1998 on a prime corner plot, the property benefits from gas central heating, sealed unit double glazing, a log burner, a large central hallway and a galleried landing with a full height feature window.

### DESCRIPTION:

A gabled porch and front door lead to a spacious central reception hall and a ground floor cloakroom (with WC and wash basin). There is a study/dining room and a dual aspect sitting room (with brick fireplace, log burner, 2 windows to the front and French doors to the rear garden).

### AT A GLANCE

- Dual aspect sitting room & separate study
- Kitchen/breakfast room, utility and cloakroom
- 3 bedrooms
- En suite shower room & family bathroom
- Double garage & off road parking





The kitchen/breakfast room has a range of units and worktops, Hotpoint electric double oven, gas hob, extractor hood, dishwasher, upright fridge-freezer, tiled floor and French doors to the rear garden. There is an additional utility room with wall mounted Glow Worm gas central heating boiler, washing machine and tumble dryer.

Stairs lead from the hall to a galleried first floor landing with full height feature window to the rear, storage cupboard and loft access.

Bedroom 1 has an en suite shower room with corner shower, wash basin, WC and towel radiator. Bedroom 2 has a dual aspect, and there is a spacious third bedroom, and a family bathroom (with bath, WC, wash basin and fully tiled walls.)

A pair of gates provide access to a wide driveway providing ample off road parking and leading to a double garage with 2 up-and-over doors, lighting, power points, and a pitched roof providing ample eaves storage space.





The enclosed, south facing rear garden has a brick wall boundary, a paved patio, a lawn and a selection of shrubs. The front and side gardens are gravelled for ease of maintenance.

### LOCATION:

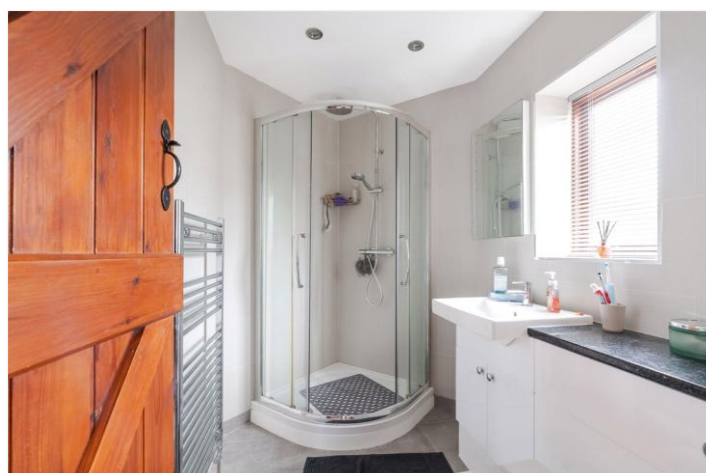
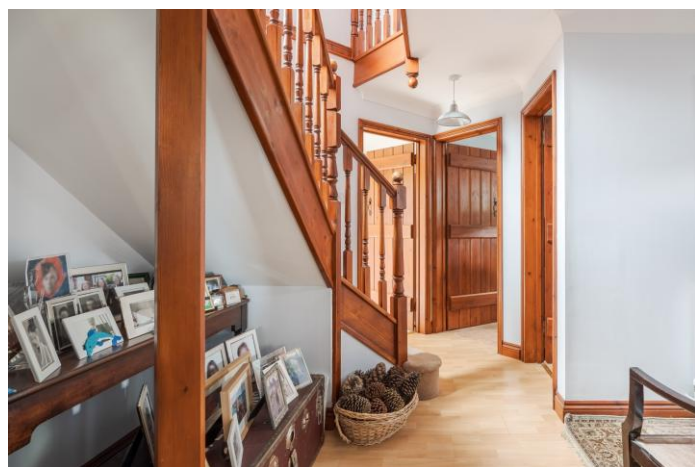
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools 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.

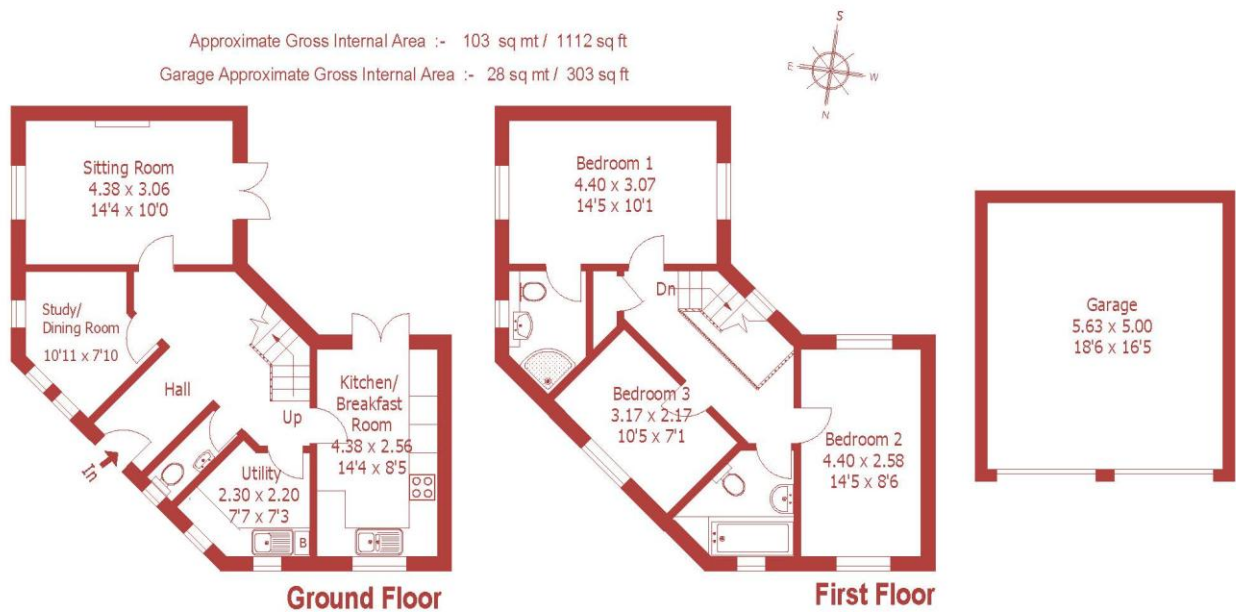
### COUNCIL TAX:

Band E

### DIRECTIONS:

From Wimborne town centre, proceed east along Leigh Road, continuing ahead at the St Johns Hill/Avenue Road crossroads. As you leave the town, pass Leigh Common and the turning to Northleigh Lane on the left, and turn right into Brookside Road. The property can be seen at the junction with Parmiter Drive.





For identification purposes only, not to scale, do not scale



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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