



**16 GRIFFIN CLOSE, WIMBORNE,
DORSET, BH21 2FE
£485,000 FREEHOLD**

ARRANGED OVER THREE FLOORS WITH HANDSOME RED BRICK ELEVATIONS, 16 GRIFFIN CLOSE FORMS PART OF A WELL-ESTABLISHED DEVELOPMENT WITHIN EASY REACH OF WIMBORNE'S TOWN CENTRE AMENITIES, SCHOOLS, AND WALKS ALONG THE RIVER STOUR.





DESCRIPTION:

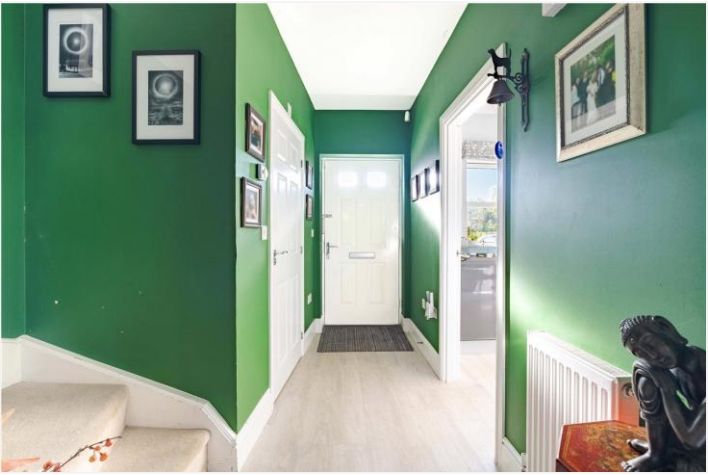
Entry is via the front door into a hallway with wood-effect flooring, from which doors lead to the principal ground floor rooms and stairs rise to the upper floors. The kitchen is positioned to the front of the house and fitted with dark graphite gloss base units beneath white high-gloss wall cabinets, with white worktops and a tile splashback. Integrated appliances include a double oven, electric hob and extractor hood, fridge freezer and dishwasher. The ground floor is complimented by a cloakroom fitted with a WC, pedestal wash basin, and half-height tiling.

The living room occupies the full rear width of the ground floor and benefits from French doors opening directly onto the rear garden, forming a generous and flexible family living space laid with wood-effect flooring throughout.

On the first floor, the landing serves two bedrooms, Bedroom one is a good sized double to the rear of the property with an ensuite shower room. Bedroom two is currently used as a dining room/study and overlooks the front.

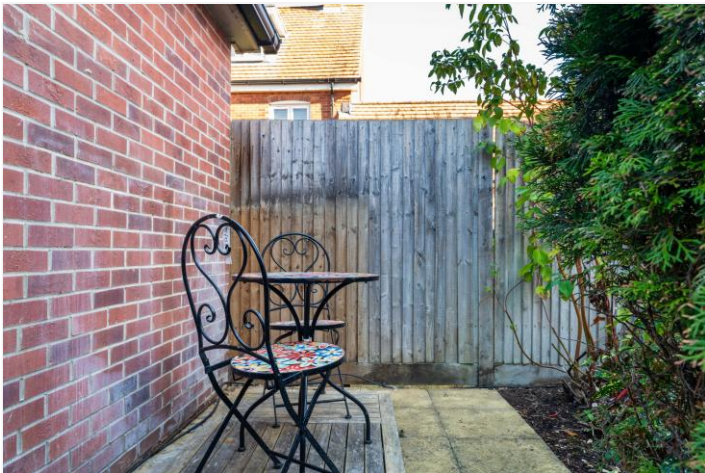
The second floor provides two further bedrooms beneath the roofline, with natural light admitted through sash windows on both elevations. Bedroom three is the largest of the bedrooms, extending the full width of the floor with a sloped ceiling to one aspect. Bedroom four is currently arranged as a home office, with sash windows offering rooftop and treetop views. The family bathroom is on this floor and is fitted with a white suite comprising panelled bath with shower attachment over and glazed screen, close-coupled WC, and pedestal wash basin, with a chrome heated towel rail.

The rear garden is enclosed, with a generous stone-flagged patio immediately off the French doors providing a seating and entertaining area. A circular shaped lawn sits to the centre, bordered by stocked planting beds. The garden is enclosed by timber panel fencing on all sides, with a pedestrian gate at the rear providing access to the parking area and single brick-built garage with up-and-over door.









LOCATION:

Wimborne Minster is a historic market town in east Dorset built around the twin-towered Minster Church, which dates from the 12th century. The town centre supports a good range of independent retailers, cafés, restaurants, and national chains. The development adjoins the River Stour with a network of footpaths and cycle routes, which extend south towards Bournemouth and west into the wider Dorset countryside. Wimborne has a well-regarded school catchment and good road connections: the A31 dual carriageway provides a direct link to Bournemouth (approximately 8 miles) and Ringwood, whilst the A350 runs south to Poole and north towards Blandford Forum. Regular bus services connect the town to Bournemouth, Poole, and surrounding villages.

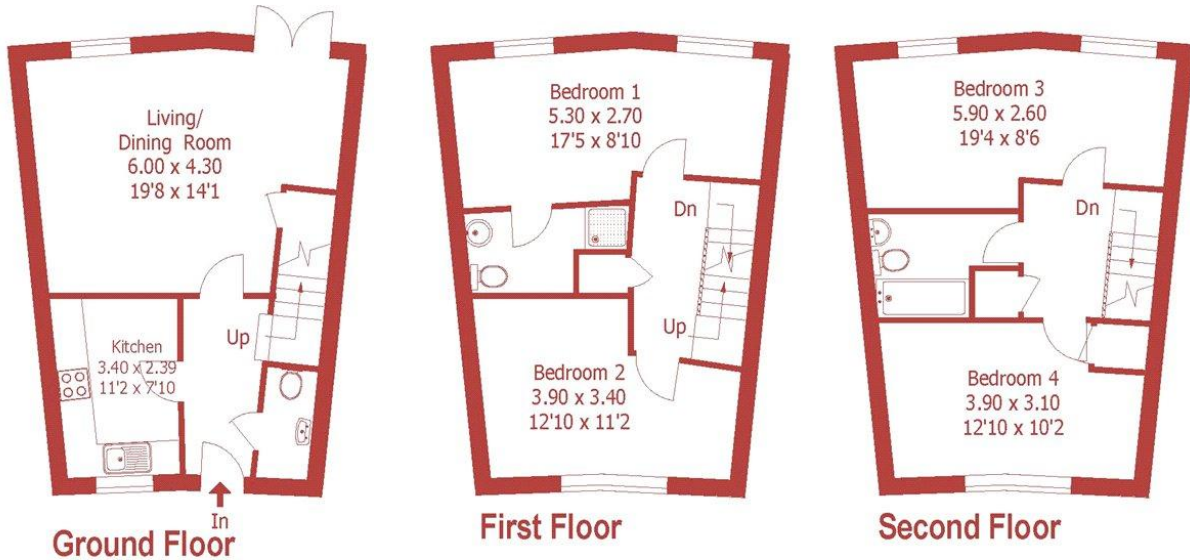
COUNCIL TAX:

Band E



16 Griffin Close, Wimborne

Approximate Gross Internal Area :- 121 sq mt / 1310 sq ft



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

Created using existing drawings and dimensions

DIRECTIONS:

From our offices at 15 East Street, Wimborne, BH21 1DT, proceed North along Leigh Road and turn right into Gordon Road. At the end, turn right onto Hardy Crescent and follow the road around until a junction joins the road to take you straight onto the development. Drive straight on, and Griffin Close can be found with its terrace houses arranged in a residential crescent around a central green.

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		
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.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

