



KINGSVILLE, LEIGH ROAD, WIMBORNE, DORSET, BH21 2BZ
FROM £420,000 FREEHOLD

A WELL PRESENTED 3/4 BEDROOM SEMI-DETACHED HOUSE WITH A EAST FACING GARDEN.

SUMMARY:

A 4-bedroom property with an open-plan kitchen, garden access, cloakroom, and study on the ground floor. First floor highlights a main bedroom with en suite and a spacious lounge. Top floor includes another double bedroom, a single bedroom, and a family bathroom

AT A GLANCE

- * Open plan kitchen, dining & family room
- * East-facing garden
- * Off-road parking for up to two vehicles
- * Semi-detached four bedroom home



DESCRIPTION:

This welcoming semi-detached 4-bedroom home, designed for modern living. The open-plan kitchen, dining, and family room is flooded in natural light, with French doors leading to an east-facing garden.

On the ground floor, you'll find practical features like a cloakroom, storage cupboard, and a versatile study—ideal for those who work from home. This space is flexible, perfect for a home office or an extra bedroom. The first floor introduces the main bedroom with an en suite and a generously spacious lounge.

Completing the home, on the top floor is an additional double bedroom, a cozy single bedroom, and a family bathroom.

Experience the charm of this well-appointed home, where every detail is crafted for comfortable and stylish living and comes with valuable upgrades. Explore the possibilities and make this space your own.



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:

TBC

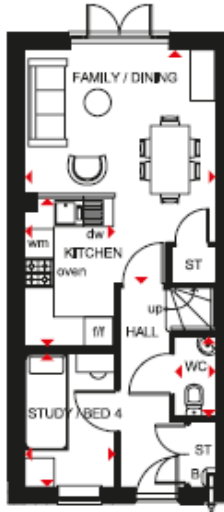
EPC:

B

DIRECTIONS:

From Wimborne, proceed east along Leigh Road towards Ferndown which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road, turn left into Strickland Way, and the property can be found in a cul-de-sac on the right hand side.

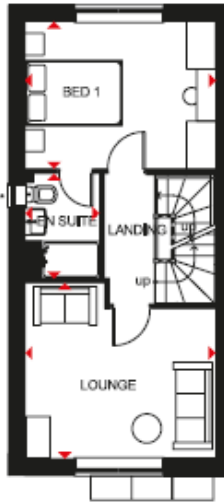




Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

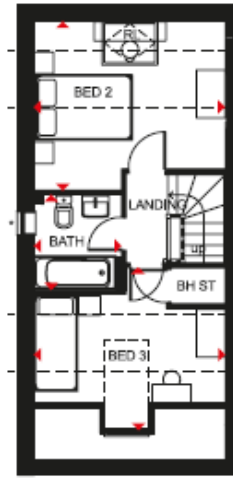


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

*Overall floor dimension includes lower ceiling areas.

KEY	B Boiler	wm Washing machine space	RL Roof light
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead Store	dw Dishwasher space	

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.