



5 BROOKSIDE ROAD, WIMBORNE, DORSET, BH21 2BL
£595,000 FREEHOLD

A DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED CHALET STYLE HOUSE FOR SALE WITH NO FORWARD CHAIN, IN A QUIET RESIDENTIAL CUL-DE-SAC.

SUMMARY:

Presented in good decorative order, with gas central heating and UPVC double glazing, the property provides flexible accommodation including a large rear conservatory. A long driveway provides ample off road parking and leads to a garage and a large, private, neatly maintained garden with an outbuilding/workshop. Brookside Road is within level walking distance of Wimborne town centre, and enjoys easy access to local walks at Bytheway Field and beside the River Stour.

AT A GLANCE

- Lounge, dining room & conservatory
- Modern kitchen breakfast room
- 4 bedrooms & 3 bathrooms
- Large, private garden, garage & workshop



DESCRIPTION:

A large reception hall with a central archway leads to a lounge with a fireplace and a large picture window to the front. The spacious kitchen/breakfast has an excellent range of units and solid oak worktops, a breakfast bar, Neff gas hob, extractor above, Diplomat electric double oven, space and plumbing for dishwasher and washing machine, space for fridge-freezer, cupboard housing a Glow Worm gas boiler, and door to the rear garden.

There is a separate dining room with a sliding patio door to the rear conservatory which has a ceramic tiled floor and a door to the garden.

Bedroom 1 has fitted wardrobes and an en suite shower room. Bedroom 2 is a spacious double room and there is a shower room with shower, wash basin and WC.

On the first floor, bedroom 3 has 2 skylights and an en suite bathroom (with skylight, bath, WC, wash basin and fitted wardrobes.) Bedroom 4/study has a rooflight, and a door to a roof storage area.



The large open plan front garden is lawned, and a wide driveway leads to a large garage at the side (with electric door, lighting, power and up-and-over door at the rear.) A side gate leads to the rear garden which has a substantial outbuilding/workshop (with up-and-over door, lighting, power and personal side door.) The garden is nicely enclosed, affording privacy, and has a large terrace, a raised timber sun deck, a shaped lawn interspersed with shrubs, well stocked borders and a further patio.

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.

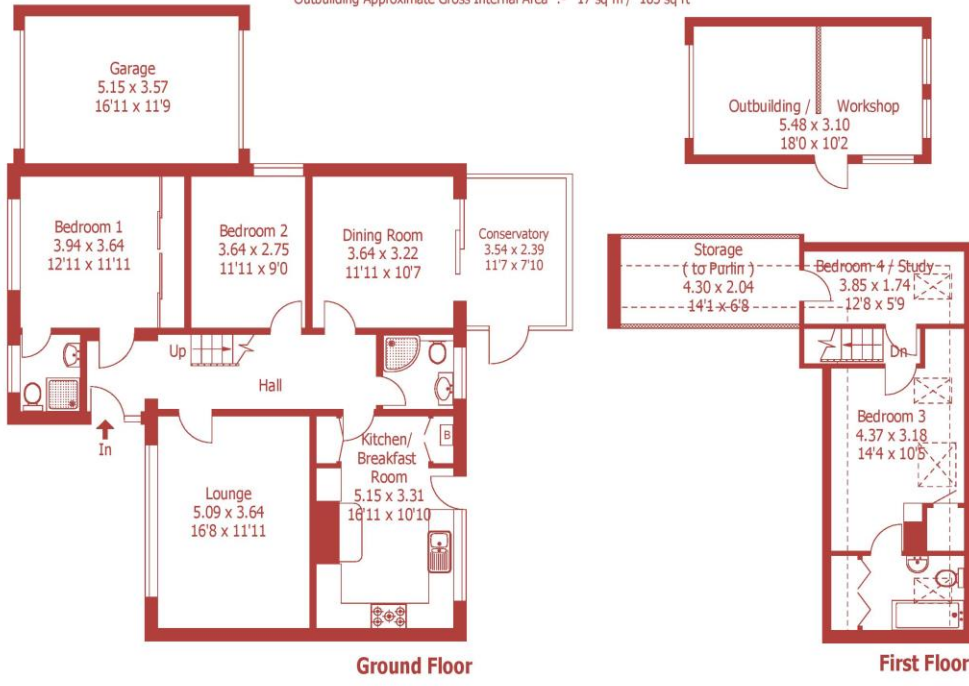
COUNCIL TAX: Band E

DIRECTIONS:

From Wimborne, proceed in an easterly direction along Leigh Road towards Ferndown. Just before leaving the town, with Leigh Common on the left, turn right into Parmiter Road, and immediately left into Brookside Road. The property can be found on the left.



Approximate Gross Internal Area :- 135 sq m / 1454 sq ft
 Excluding Storage
 Garage Approximate Gross Internal Area :- 18 sq m / 198 sq ft
 Outbuilding Approximate Gross Internal Area :- 17 sq m / 183 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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