



8 ACRES CLOSE, WIMBORNE, DORSET, BH21 4GE  
**£435,000 FREEHOLD**

**A WELL PRESENTED 3 BEDROOM, 3 STOREY SEMI-DETACHED HOUSE OFFERING SPACIOUS, WELL PROPORTIONED LIVING ACCOMMODATION, SITUATED ON A POPULAR MODERN DEVELOPMENT WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE AND ITS EXTENSIVE RANGE OF AMENITIES.**

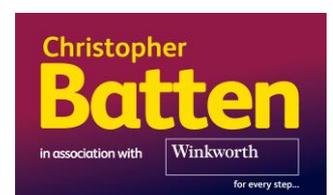
**SUMMARY:**

Built by Bloor Homes about 2.5 years ago, the property is for sale with the remainder of its 10-year NHBC certificate, and benefits from gas central heating and UPVC double glazing. It is tastefully presented throughout, with a modern kitchen/dining room, bathroom and en suite shower room. There is off road parking and a nicely enclosed, private rear garden.

**AT A GLANCE**

- 3 bedrooms
- Cloakroom, bathroom & en suite shower room
- Lounge & modern kitchen/dining room
- Off road parking for 2 vehicles
- Level access to Wimborne town centre

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## DESCRIPTION:

A covered entrance porch leads to a reception hall. The lounge has a deep built-in under stairs storage cupboard. The kitchen/dining room has French doors to the rear garden, modern units, ample worktops, AEG gas hob and electric double oven, extractor, integrated dishwasher and fridge-freezer. There is a utility area (with space and plumbing for washing machine, and cupboard containing an Ideal gas central heating boiler) and a ground floor cloakroom with WC and wash basin.

A straight staircase leads to a first floor landing with airing cupboard housing the pressurised hot water cylinder. On this level there are 2 bedrooms and a family bathroom (with bath, wash basin, WC and towel radiator). Further stairs lead to the second floor and the principal bedroom which has a loft access and an en suite shower room (with shower, WC, wash basin and skylight).

Outside, a driveway to the side of the house provides off road parking for 2 vehicles. A side gate leads to a nicely enclosed, neatly maintained rear garden with lawn, paved patio and timber shed.



## 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

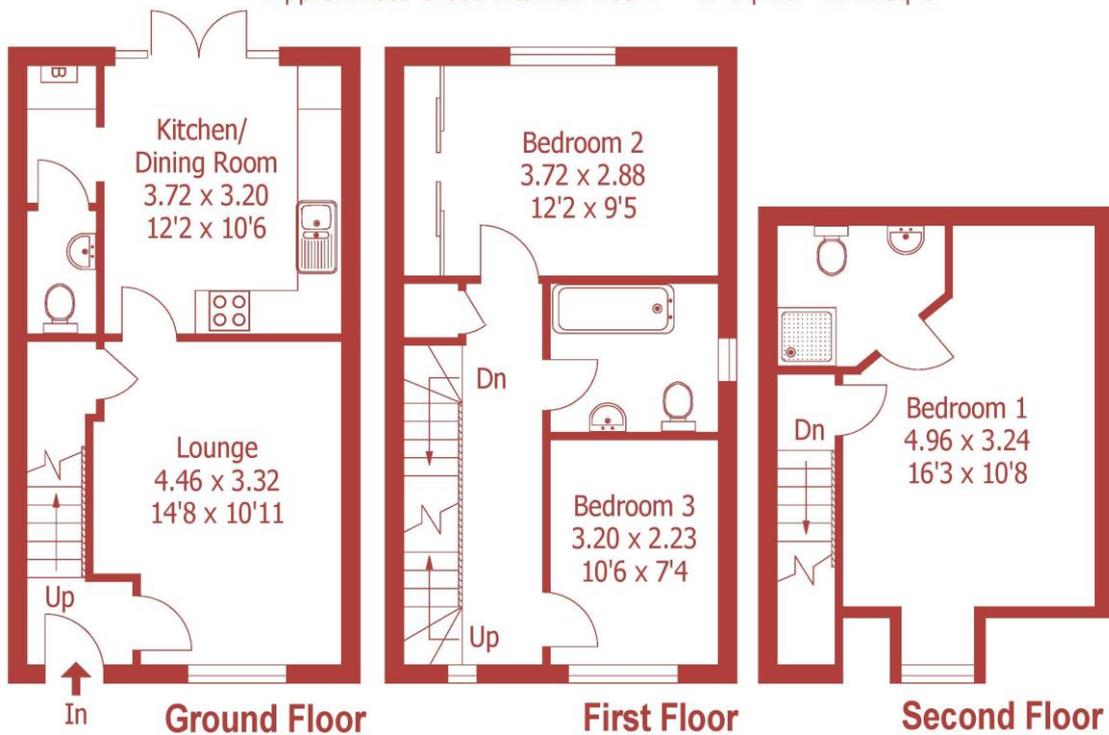
## DIRECTIONS:

From Wimborne Square, proceed along West Borough, staying in the left hand lane. Continue straight ahead at the Stone Lane traffic lights, and over Walford Bridge. Turn left into Wheatsheaf Road, onto the development, and turn left into Pastures Place. Take the first turning on the left into Winnow Close. At the far end, turn right into Acres Close, and number 8 can be found on the right hand side.





Approximate Gross Internal Area :- 97 sq mt / 1040 sq ft



For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions

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		94 A
81-91	B	84 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.

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