



49 COUNTESS CLOSE, WIMBORNE, BH21 1UJ

£529,950 FREEHOLD

A SPACIOUS, MODERN 4 BEDROOM DETACHED FAMILY HOUSE WITH AN IMPRESSIVE CONSERVATORY, AND NO FORWARD CHAIN

SUMMARY:

The property benefits from 4 bedrooms, a living room, a dining room, a modern kitchen, a utility room, a garage, off road parking and a west facing rear garden. It is situated in a quiet residential cul-de-sac.

Traditionally constructed in the 1970s with facing brick elevations and a concrete tiled roof, the house is connected to all mains services and well presented throughout. It has gas central heating, double glazed doors, and quality UPVC triple glazed windows.

AT A GLANCE

Marketed by Christopher Batten, Wimborne
4 bedrooms & 2 reception rooms
Conservatory
Utility Room
Garage & off road parking
West facing rear garden



DESCRIPTION:

An enclosed entrance porch leads to a hall and a cloakroom. The living room features a limestone fireplace (with gas fire), and a pair of glazed doors to a dining room which has a serving hatch to the kitchen. A triple glazed door leads to a conservatory with a quality laminate tiled floor, a polycarbonate roof, triple glazed UPVC windows, and triple glazed doors to the garden.

The well presented, modern kitchen has post formed work surfaces, 1.5 bowl sink, units, concealed worktop lighting, oven and grill, 5-burner stainless steel hob, extractor, integrated dishwasher and wine cooler, partly tiled walls and ceramic tiled floor. An archway leads to a utility room with matching work surfaces, base and wall units, space for American fridge-freezer (available by separate negotiation), space for white goods, and doors to the garage and outside.

A straight staircase leads to a first floor landing with loft access and airing cupboard. Bedroom 1 is a large double room to the front and bedroom 2 is a generous double room overlooking the garden. Bedroom 3 is a spacious, dual aspect single room,



and bedroom 4 is a single room with a large storage cupboard. The fully tiled bathroom comprises shower bath, vanity unit, wash basin, concealed cistern WC and heated towel rail.

The semi-integral garage has an electric up-and-over door, lighting and power, and there is a wide tarmac driveway with space for at least 3 vehicles. The front garden has shrub beds planted with conifers, and bay and palm trees. The rear garden is enclosed by close boarded and panel fencing, and features a large sandstone terrace, a lawn with sleepers, a shed and a water tap.

LOCATION:

Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities.

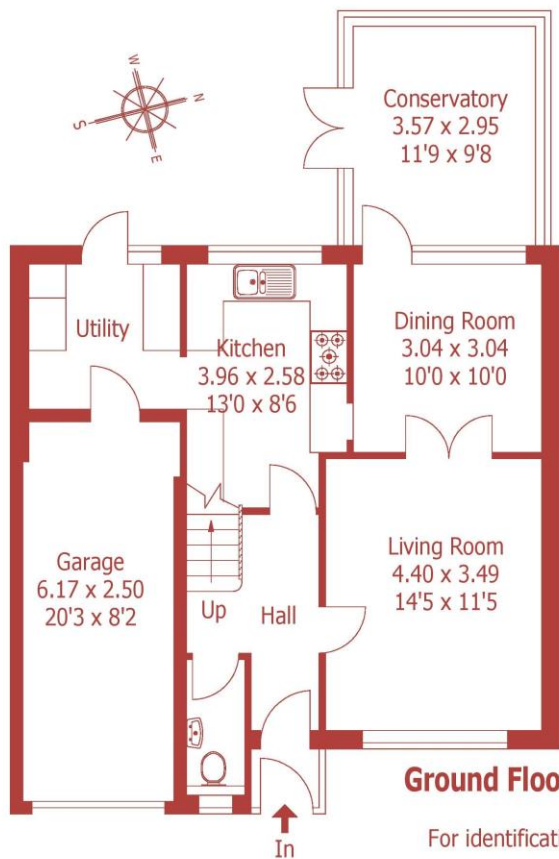
COUNCIL TAX:

Band E

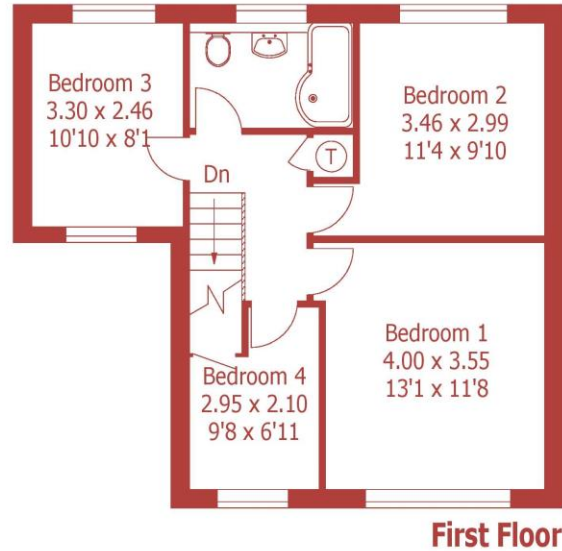
DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive. Take the third turning on the left into Lynwood Drive, and turn left into Countess Close.





Approximate Gross Internal Area :- 132 sq m / 1416 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		
A (95+)		
B (81-91)		83
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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