



1 THE PADDOCKS, LEIGH ROAD, WIMBORNE, DORSET, BH21 2BZ  
**£495,000 FREEHOLD**

## **A WELL PRESENTED, MODERN 3 BEDROOM DETACHED BUNGALOW WITH A GARAGE AND A LOW MAINTENANCE GARDEN, ON A SMALL DEVELOPMENT ON THE OUTSKIRTS OF WIMBORNE.**

### **SUMMARY:**

For sale with NO FORWARD CHAIN, the property was built to a high standard of specification and benefits from UPVC double glazing and under floor heating via airsource heat pump. It offers contemporary style open plan accommodation including a modern kitchen with integrated appliances, and a living area with French doors to a rear conservatory.



### **AT A GLANCE**

- On a small development on the outskirts of Wimborne
- Well presented
- No forward chain
- Conservatory
- Low maintenance garden & garage





## DESCRIPTION:

A covered entrance porch leads to a central reception hall with loft access and airing cupboard (housing the pressurised hot water system).

The open plan living room/kitchen has French doors to a rear conservatory which has a further set of French doors to the garden. The kitchen features high gloss units, ample worktops, retractable larder, integrated fridge-freezer, Zanussi ceramic hob, extractor, Zanussi double oven, slimline dishwasher, and breakfast bar unit. There is also a separate utility room with sink, space and plumbing for washing machine, space for upright fridge-freezer, and personal door to the garage.

Bedroom 1 has a bay window to the front, fitted double wardrobe, cupboards and bedside cabinets, and an en suite shower room (with shower, WC, wash basin and towel radiator). Bedroom 2 has fitted wardrobes, and there is a third bedroom/study. The family bathroom comprises bath, WC, wash basin and towel radiator.

A block paved driveway leads to an attached garage (with electric roller door, power, lighting and rear door to the garden) and there is a shrub bed and a further block paved off road parking area.





Gates at either side of the bungalow lead to the rear garden, which is nicely enclosed by timber fencing, and paved and gravelled for ease of maintenance. It has an exterior light, water tap and power point, a Samsung airsource heat pump, ornamental shrubs and a timber chalet (which is in need of some attention).

### 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:

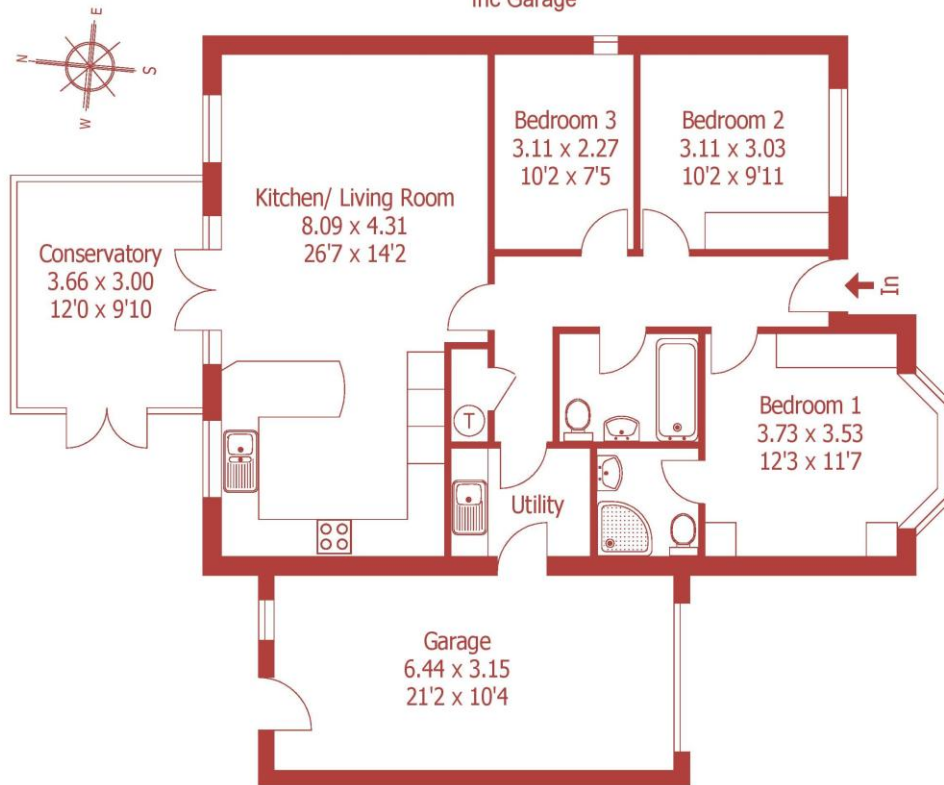
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### DIRECTIONS:

From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with Avenue Road and St Johns Hill. As you leave the town, proceed past the left hand turning to Northleigh Lane, and a pillared entranceway on the right hand side leads to The Paddocks.



Approximate Gross Internal Area :- 119 sq mt / 1282 sq ft  
Inc Garage



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.



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Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)

[christopherbatten.co.uk](http://christopherbatten.co.uk)

