



41 WESLEY ROAD, WIMBORNE, DORSET, BH21 2QB
£595,000 FREEHOLD

A WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOUSE ON A HIGHLY FAVOURED RESIDENTIAL DEVELOPMENT WITHIN A MILE OF WIMBORNE TOWN CENTRE.

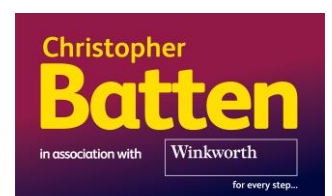
SUMMARY:

Well maintained, and refurbished in recent years, the property has modern kitchen and bathroom fittings, gas central heating, replacement UPVC double glazing, an integral garage, off road parking and a private rear garden. It enjoys easy access to amenities in Wimborne and Colehill, and to lovely woodland walks.

AT A GLANCE

- 4 bedrooms
- Modern kitchen and bath/shower room
- Ground floor cloakroom
- Private garden, garage & off road parking
- Within a mile of Wimborne town centre

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DESCRIPTION:

A covered entrance way leads to a spacious reception hall with vinyl flooring, built-in coat cupboard and cloakroom. The nicely proportioned sitting room has an attractive bay window to the front, and glazed doors to the dining room, from which further double doors lead to a conservatory (with under floor heating, tiled floor and double doors to the garden.)

The kitchen has contemporary style units, quartz worktops, space and plumbing for dishwasher and washing machine, induction hob, cooker hood, Neff 'slide and hide' electric oven, Neff microwave, space for American style fridge-freezer, and door to outside.

The first floor landing has a loft access and an airing cupboard (containing a Worcester gas central heating boiler), and there are 4 spacious bedrooms. Bedroom 1 has wardrobes, and bedroom 3 has a built-in cupboard.

There is a contemporary bath/shower room with bath, shower, WC and wash basin.



A wide driveway provides off road parking and leads to a garage with up-and-over door, side door, lighting and power. The open plan front garden is principally lawned. A side gate leads to the private, enclosed rear garden which has a crazy paved patio, an outside tap, a timber shed, a brick retaining wall and steps up to a raised lawn.

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.

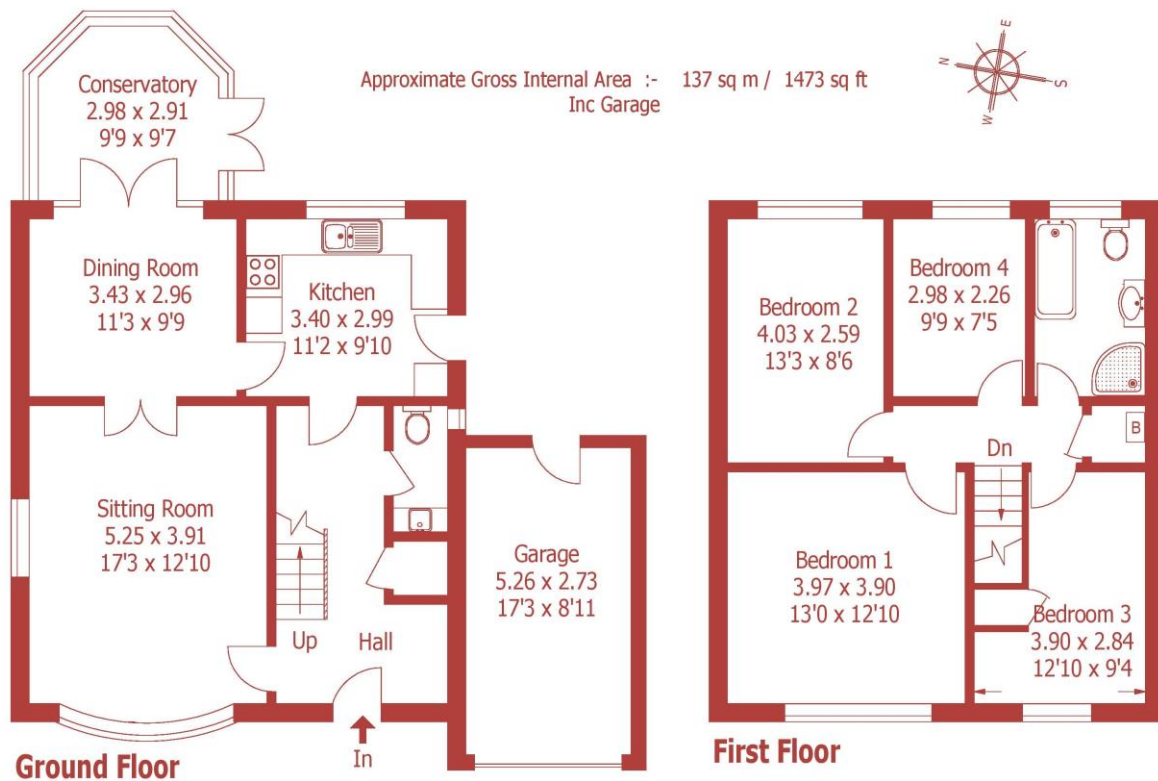
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX: Band E

DIRECTIONS:

From Wimborne, proceed up Rowlands Hill. At the small roundabout, take the second exit into St Johns Hill, and turn immediately left into Cranfield Avenue, which becomes Wesley Road. The property can be found on the right hand side.





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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