



10 YEW TREE CLOSE, WIMBORNE, DORSET, BH21 1LL
£550,000 FREEHOLD

AN ATTRACTIVE 2/3 BEDROOM DETACHED CHALET STYLE HOUSE IN A CONVENIENT CUL-DE- SAC LESS THAN HALF A MILE FROM THE CENTRE OF WIMBORNE.

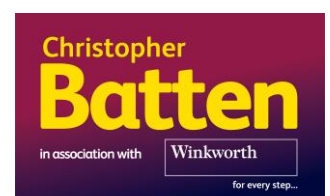
SUMMARY:

The property benefits from double glazing, gas fired central heating, a garage and off road parking.

AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- Study/third bedroom
- Less than half a mile from the town centre
- Garage and off road parking
- Triple aspect, L-shaped lounge/dining room

Wimborne | 01202 841171 |





DESCRIPTION:

There is a central entrance hall with under stairs cupboard and cloakroom.

The triple aspect, L-shaped lounge/dining room has a stone fireplace surround with slate hearth, and an elevated position allows for views over local countryside. The dining area has a return door to the entrance hall.

The bright and airy, dual aspect kitchen/breakfast room has a double glazed door to the garden, limed oak units, worktops, double oven, gas hob, cupboard housing the gas boiler, and space for slimline dishwasher and washing machine.

There is also a dual aspect study/third bedroom, with large built-in cupboard..

On the first floor, there are 2 double bedrooms and a spacious and light shower room.

Bedroom 1 has open westerly views, fitted wardrobes, and access to the eaves. Bedroom 2 overlooks the garden and has fitted wardrobes, eaves access and a hatch giving access to an insulated (but not boarded) loft.



The back gardens wrap around 2 sides of the property, are mostly laid to patio for ease of maintenance, with mature borders and planting. Front garden with lawn and mature shrubs. A driveway provides off road parking and leads to a detached garage (with up-and-over door, power and lighting, window and separate entrance from garden.)

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:

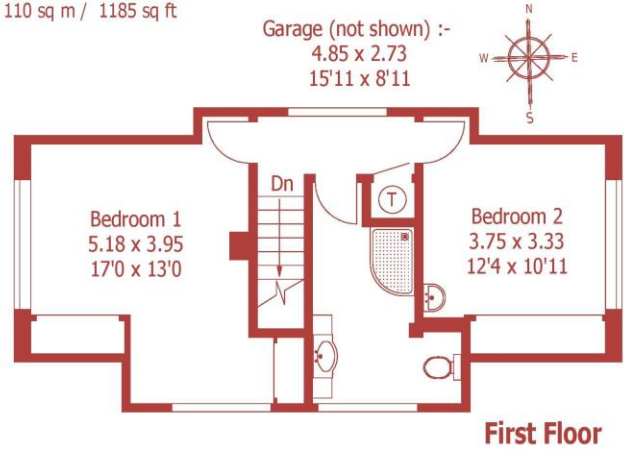
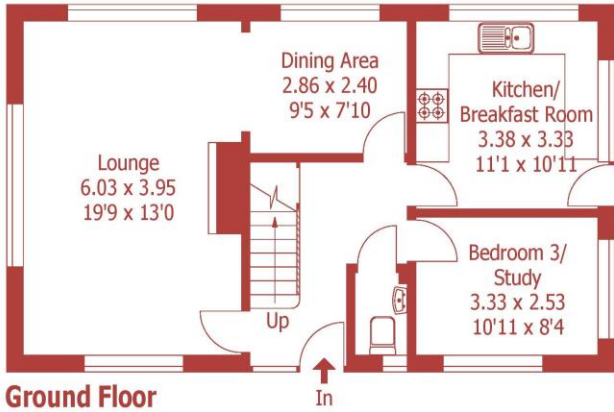
Band E

DIRECTIONS:

From Wimborne, proceed east along Leigh Road. Just before St Johns Church, turn left into Legg Lane. At the top of Legg Lane, bear left, which leads into Cuthburga Road. Continue around into Yew Tree Close, and number 10 can be found towards the end of the cul-de-sac, on the right hand side.



Approximate Gross Internal Area :- 110 sq m / 1185 sq ft



Garage (not shown) :-
4.85 x 2.73
15'11 x 8'11

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		86
(81-91)	B		
(69-80)	C		
(54-68)	D	69	
(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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