



MORESBY, LEIGH ROAD, WIMBORNE, DORSET, BH21 2BZ
£415,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE WITH A SOUTH FACING GARDEN.

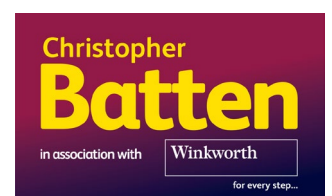
SUMMARY:

A modern 3-bedroom family home with an open-plan kitchen, French doors to the garden, a spacious dual-aspect lounge, and 2 double bedrooms, including an en suite main bedroom. Additional features include a single bedroom or study and a family bathroom.

AT A GLANCE

- * Semi-detached 3-bedroom home
- * South-facing garden
- * Off-road parking for up to two vehicles
- * Open-plan kitchen/dining with French doors

Wimborne | 01202 841171 |

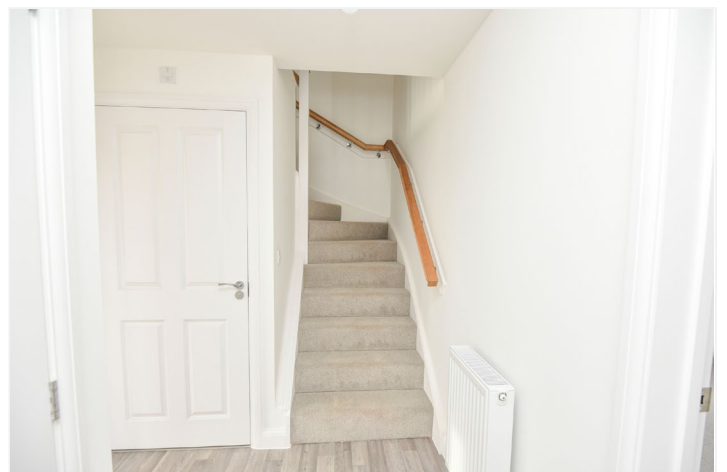




DESCRIPTION:

Moresby is an inviting and spacious 3-bedroom residence tailored for modern family living. The main floor welcomes you with an open-plan kitchen, seamlessly connecting to the garden through French doors, a generously sized dual-aspect lounge, and a convenient downstairs cloakroom.

Upstairs, discover the comfort of 2 double bedrooms, including an en suite main bedroom. The layout also features a versatile single bedroom, perfect for use as a study, and a well-appointed family bathroom. This home effortlessly combines contemporary design with practicality, offering an ideal space for family comfort and convenience.



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:

TBC

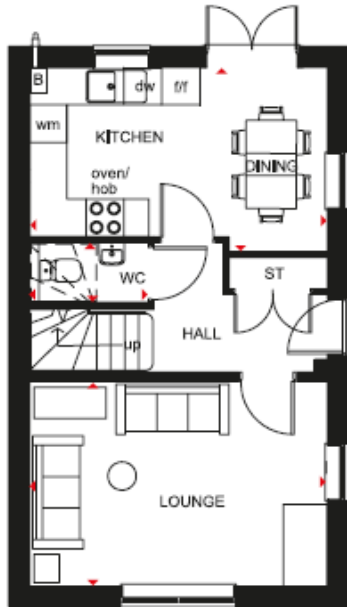
EPC:

B

DIRECTIONS:

From Wimborne, proceed east along Leigh Road towards Ferndown which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road, turn left into Strickland Way, and the property can be found in a cul-de-sac on the right hand side.

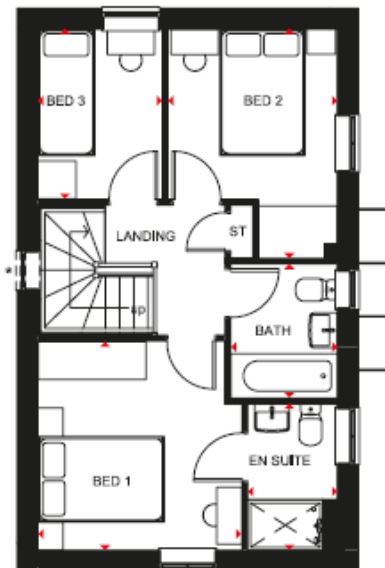




Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	t/f	Fridge/freezer space
	ST	Store	d/w	Dishwasher space
	wm	Washing machine space	↔	Dimension location

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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