



19 STRICKLAND WAY, WIMBORNE, DORSET, BH21 2GF

£450,000 FREEHOLD

## A MODERN 3 BEDROOM DETACHED HOUSE WITH OFF ROAD PARKING AND A SPACIOUS SOUTH FACING REAR GARDEN.

### SUMMARY:

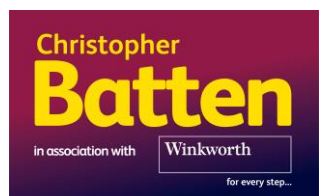
A modern 3 bedroom detached house with off road parking and a south facing rear garden.

Built in 2022, the property is for sale with the remainder of its NHBC warranty and benefits from gas central heating, UPVC double glazing and solar panels. It is tastefully presented throughout, with a nicely proportioned lounge, a modern fitted kitchen/dining room and a ground floor cloakroom. There are 3 bedrooms, an en suite shower room and a family bathroom.

### AT A GLANCE

- 3 bedrooms
- Lounge & kitchen/dining room
- Bathroom, en suite shower room & cloakroom
- Block paved off road parking
- Large, south facing rear garden

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







## DESCRIPTION:

There is a central reception room with a double coat cupboard and a cloakroom (with WC and wash basin.) The dual aspect lounge has windows to the front and side. The modern fitted kitchen/dining room also has a dual aspect, with French doors to the rear garden, and features an excellent range of units and worktops, integrated fridge-freezer, washer-dryer and dishwasher, Zanussi hob, electric oven, and cupboard containing an Ideal gas central heating boiler.

From the hall, stairs lead to the first floor landing which has a loft access and a shelved storage cupboard. Bedroom 1 has an en suite shower room (with shower, WC, wash basin and towel radiator.) Bedrooms 2 and 3 overlook the rear garden, and the family bathroom has a modern suite comprising bath, wash basin, WC and towel radiator.

There is a block paved driveway providing parking space for 2 vehicles. The front garden extends to the side of the property, where a gate leads to the nicely enclosed, spacious south facing rear garden which is predominantly lawned, with a paved patio.



## 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 D

## DIRECTIONS:

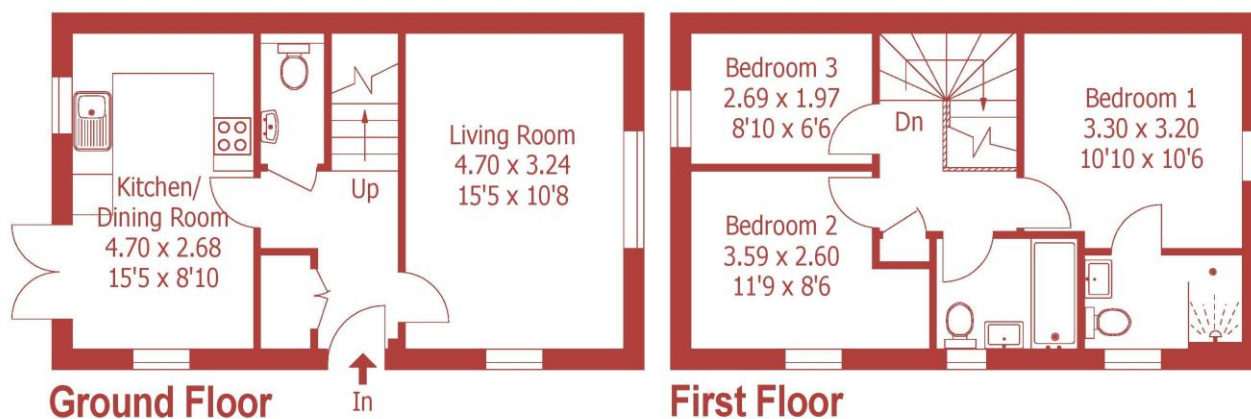
From Wimborne, proceed east towards Ferndown along Leigh Road which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road. Take the second turning on the left into Strickland Way and proceed to the end of the road. Number 19 can be found on the left hand side.



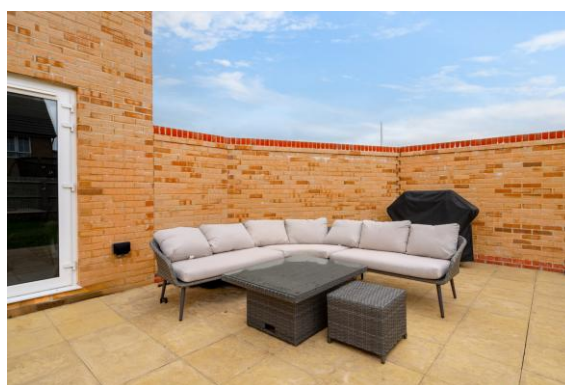




Approximate Gross Internal Area :- 77 sq mt / 833 sq ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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

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

