

Christopher
Batten



11 Yarrow Way
Wimborne, BH21 4FB
£335,000 Freehold



A beautifully presented 2 bedroom terraced town house built in 2021 on the recently built Bloor Homes development known as Wimborne Chase, on the outskirts of Wimborne and within walking distance of many amenities

The property is offered for sale with the remainder of its 10-year building warranty, gas central heating, UPVC double glazing, a garage, off road parking for 2 vehicles, and a delightful, private rear garden.

Wimborne provides amenities including schools for all ages, a wide range of shops and restaurants, the popular Tivoli Theatre, and bus services connecting to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo



Entrance hall

Sitting room

Under stairs cupboard

Kitchen/dining room

An attractive, contemporary room with glazed double doors to the garden, an excellent range of units and worktops, integrated fridge-freezer, Zanussi washing machine, AEG gas hob, cooker hood above, and AEG electric oven

Utility area

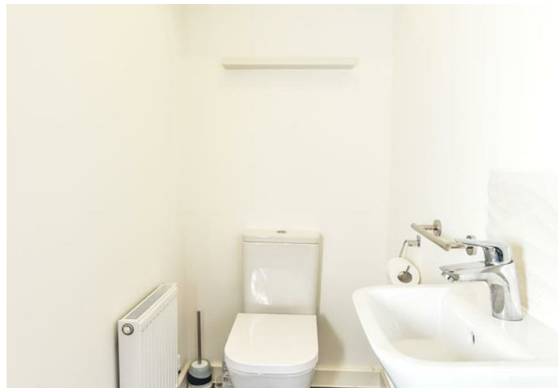
Ideal gas central heating boiler and space for tumble dryer

Cloakroom

WC and wash basin

First floor landing

Loft access





Bedroom 1

Built-in wardrobe

En suite shower room

Shower cubicle, wash basin and WC

Bedroom 2

Built-in wardrobe and deep storage cupboard

Family bathroom

Bath (with shower and screen above), WC, wash basin and towel radiator



Outside

There is vehicular access to the rear of the property, where a driveway provides off road parking for 2 vehicles and leads to a brick built garage (with up-and-over door, and pitched roof providing eaves storage space.) The nicely enclosed rear garden has a patio, an artificial lawn, exterior lighting and water tap, raised sleeper borders, and a gate providing access to the garage and parking

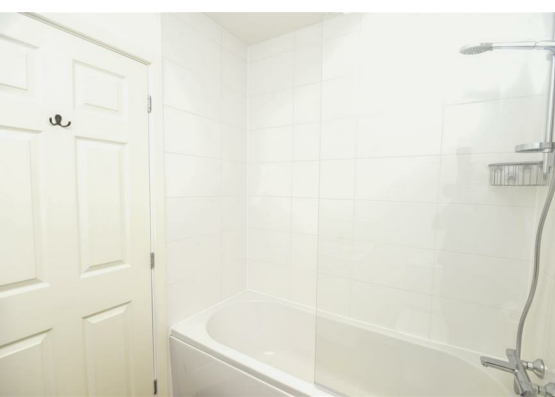


Directions

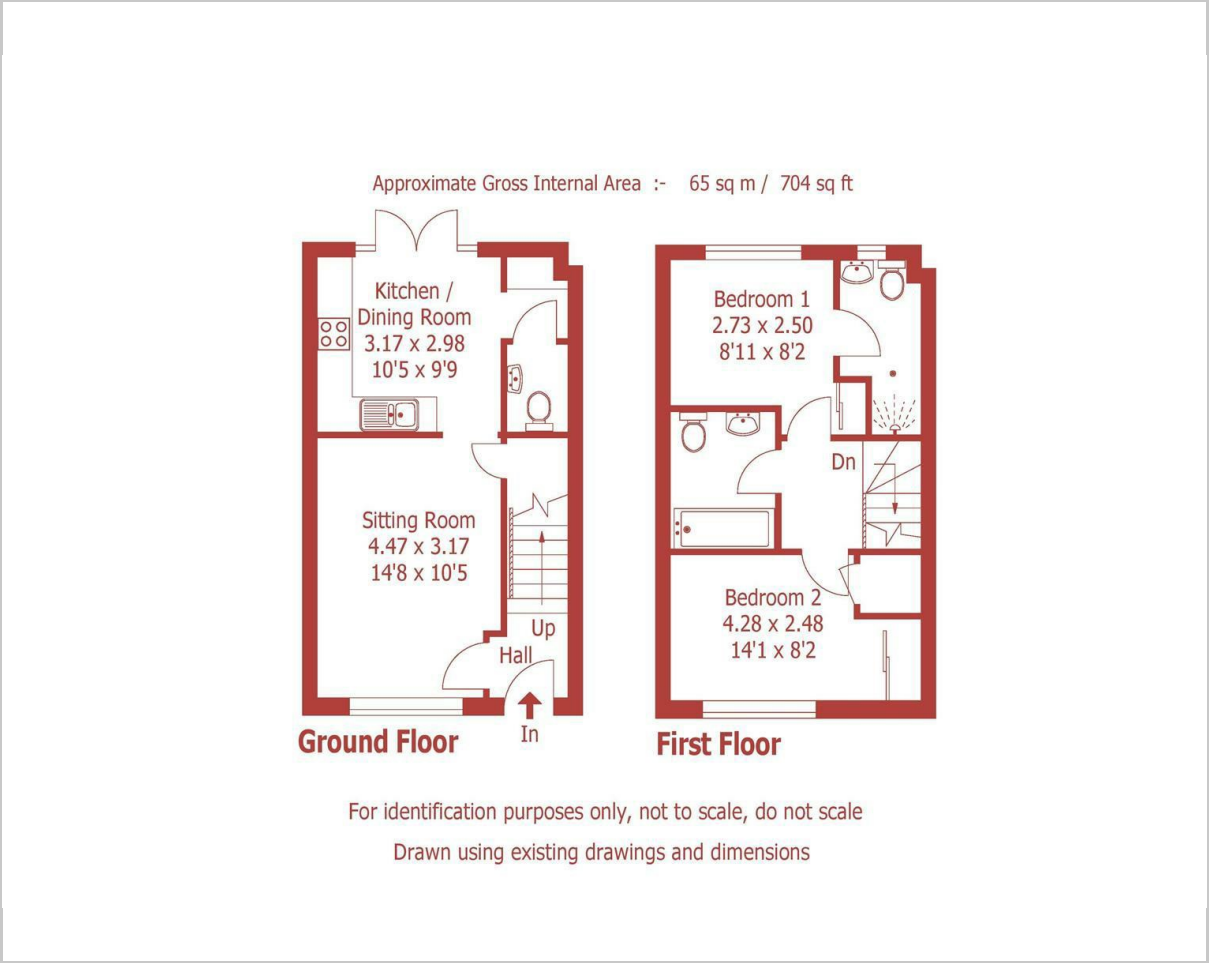
From The Square, proceed along West Borough, passing the Tivoli Theatre on the left. Stay in the left hand lane and proceed ahead at the traffic lights. Continue ahead at the junction with Stone Lane and proceed over Walford Bridge. Take the fourth turning on the right into Bluebell Crescent, and the first right into Yarrow Way

Council Tax

Band C



Floor Plan



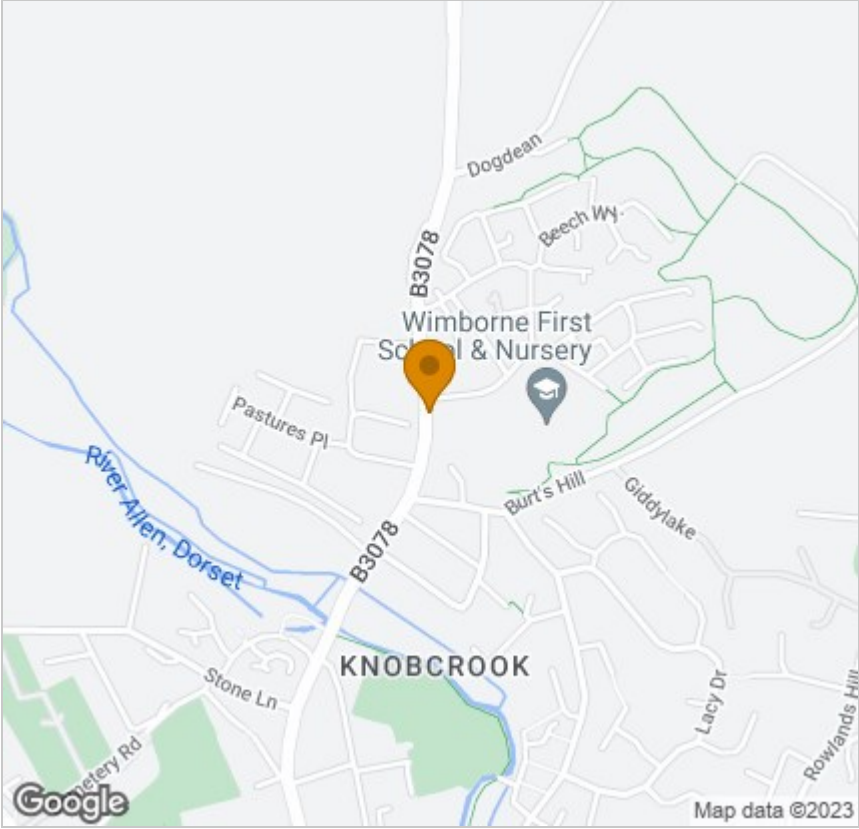
Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

