



81 WIMBORNE ROAD WEST, WIMBORNE, DORSET, BH21 2DH  
**£489,950 FREEHOLD**

**A WELL PRESENTED OLDER STYLE 3 BEDROOM DETACHED HOUSE SET BACK FROM THE ROAD WITHIN A SPACIOUS GARDEN PLOT OFFERING EXCELLENT OFF ROAD PARKING AND A GARAGE, IN AN ESTABLISHED RESIDENTIAL AREA. SOLD AS SEEN.**

**SUMMARY:**

For sale with NO FORWARD CHAIN, the property also benefits from gas central heating, UPVC double glazing and a security alarm system.

**AT A GLANCE**

- 3 bedrooms & 2 spacious reception rooms
- Kitchen/breakfast room, utility & WC
- Garage & excellent off road parking
- Private rear garden
- NO FORWARD CHAIN





## DESCRIPTION:

An arched entrance porch leads to a reception hall with an under stairs cupboard. To the front there is a spacious sitting room with a stone fireplace, and a bay window to the front. A walkway leads to a dining room with a glazed door to the rear garden. Also at the rear is a kitchen/breakfast room with extensive units and worktops, breakfast bar, Stoves range cooker and extractor. A door gives access to a utility room with space and plumbing for washing machine and tumble dryer, wall mounted Glow Worm gas central heating boiler, door to the rear garden, and door to a WC.

From the hall, stairs lead to the galleried first floor landing. Bedroom 1 has a bay window to the front, bedroom 2 has fitted wardrobes and a delightful aspect over the rear garden, and there is a third bedroom and a family bathroom with WC, wash basin, bath (with shower attachment and folding screen over), fully tiled walls, and loft access.

The front garden is lawned, with a range of shrubs, and a spacious tarmac driveway providing parking and turning space. The driveway continues through high timber gates and a pergola (with climbers).





The garage has an electric door, lighting, power points, side door and window, lighting, power points and access to a roof storage space. The nicely enclosed, private rear garden features a lawn, a pond, well stocked borders and a garden storage area.

### 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 along Leigh Road which becomes Wimborne Road West. Proceed past the Hayes Lane petrol station and, just beyond Stapehill Crescent, number 81 can be found on the left 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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