



## 70 Wimborne Road West Wimborne, Dorset, BH21 2DP

A stunning, contemporary style detached family home offering flexible accommodation including 4 first floor bedrooms, 3 bathrooms, a study/TV room and a utility room. The hub of the house is a beautiful open plan family/dining room with bifold doors and a lantern roof, which opens into both a spacious lounge and a lovely kitchen/breakfast room.

**PRICE GUIDE: £750,000**  
**FREEHOLD**





Presented in exemplary order, having undergone a comprehensive refurbishment, the property features sleek ceramic floor tiles and under floor heating throughout the ground floor.

A storm porch gives access to a light, bright, reception hall with under floor heating, an under stairs cupboard and a door to the garage. There is a study/TV room to the front, with window shutters, and opposite this is a contemporary cloakroom.

Double doors lead through to a spacious lounge, from which a wide opening gives access to the impressive, light-filled family/dining area across the rear of the house. Full width bifold doors open onto a rear terrace, and there is a glass lantern roof. A second archway leads to a beautiful kitchen/breakfast room with feature lighting, extensive units, an island/breakfast bar (with sink and fitted dishwasher), double fridge and freezer, double oven and hob.



3



4



3



Off the kitchen is a separate utility room with units, sink and space for washing machine and dryer.

From the hall, stairs with a half landing and a large fitted shelf lead to the first floor landing which has an airing cupboard. An over-sized hatch and a retractable wooden ladder lead to the boarded loft.

To the front there are 2 double bedrooms with fitted window shutters, wardrobes and shelving.

The family bathroom features a bath (with shower above), a large sink (with drawer beneath), a WC and a towel radiator.

There are 2 further double rooms with views over the rear garden, one of which has a fitted wardrobe and shelving, and one of which has a fitted wardrobe and an en suite shower room (with large walk-in shower, an over-sized wash basin in a vanity unit, a WC and a towel radiator).

Electric wooden double gates give access to a spacious brickpaved off road parking area enclosed by walls and fencing.



There is an integral garage with up-and-over door, power, lighting, electric consumer unit and Vaillant gas boiler.

The level south facing garden is well kept and nicely enclosed by timber fencing, and features a full width entertaining terrace, a second patio and a storage shed.

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.





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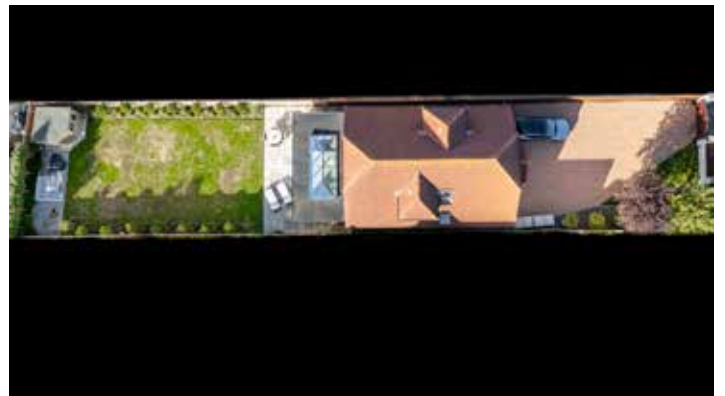
Directions: From Wimborne town centre, proceed east along Leigh Road, which becomes Wimborne Road West, passing Leigh Common on the left hand side. After passing the petrol station at the junction with Hayes Lane, the property can be found a little further along on the right hand side.

Council Tax: Band F

EPC Rating: Band D







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