



**Wisteria House
13 Westfield Close
Wimborne, Dorset
BH21 1ES**

A beautifully presented 4 bedroom detached older style family home situated in a prime residential location, in a quiet cul-de-sac, with a delightful garden backing onto Redcotts Recreation Ground, and within a few hundred yards walking distance of Wimborne Square.

ASKING PRICE: £950,000 FREEHOLD



Christopher
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in association with

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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.

This property has one of the largest gardens in the road being attractively landscaped, and has been decorated to a high standard, with great attention being paid to detail and quality floor coverings.



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Wisteria House will appeal to purchasers seeking an older, individual family house featuring a stunning kitchen/family/dining area, with a high vaulted ceiling in part and a lovely outlook over the gardens.

Originally built in the 1950s, the property in recent years has been completely modernised, remodelled and extended, and now provides superb family accommodation extending to about 1800 of living space, arranged over 2 floors, and is in pristine decorative condition throughout. Traditionally built, the property has elevations of facing red brick, all under a small tiled ridged roof, with 2 brick chimneys. It is connected to all mains services, with a modern gas heating system, and UPVC windows and doors throughout.

A covered entrance way with paved floor and front door leads to a spacious reception hall with a large, walk-in double cloaks cupboard, and a cloakroom.



The double aspect living room features a limestone fireplace with a wood burning stove set on a slate hearth. From the reception hall, a pair of casement doors lead to a magnificent kitchen/family/ dining room, with both bifold and casement doors to the garden. The triple aspect kitchen area comprises an excellent range of units, quartz working surfaces, Blanco under bowl sink and mixer, split level Neff double oven, 6-burner gas hob, state-of-the-art extractor, dishwasher, recess for fridge/freezer, full height larder, 4 high level Velux windows set in a vaulted roof, and a spacious family area. The dining room has a study area and a useful walk-in storeroom. Off the dining room is a utility room with units, worktops, stainless steel sink, wall mounted Worcester boiler, space for white goods, full height storage cupboards, and door to outside.

From the reception hall, a staircase leads to the first floor landing with a light tunnel, and 2 blanket cupboards.





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The principal bedroom overlooks the front garden has a wardrobe recess, and an en suite shower room with corner shower, vanity wash hand basin, WC, and towel rail. Bedroom 2 is a double sized bedroom with 3 full height cupboards, bedroom 3 is also double sized room with a double aspect and views towards Redcotts, and the smaller double fourth bedroom has a double aspect. The fully tiled family bathroom comprises a modern bath (with shower and handspray attachment), vanity wash hand basin, WC, and downlighters.



There is a paved driveway providing off road parking leads to a detached single garage with a high, gabled tiled roof, up-and-over door, window, lighting and power, and personal door. The front garden is enclosed by close boarded fencing, high laurel hedgerows, with a well maintained lawn including magnolia, conifer and flowering cherry trees. To the side of the house, there is a large expanse of lawn enclosed by close boarded fencing, mixed hedgerows and shrub beds.





The rear garden has a large, timber entertaining deck (with external power supply), 2 timber garden sheds, 3 log stores, paved terracing, and a further expanse of lawn. The gardens are particular feature of the property being well maintained.

DIRECTIONS: On approaching the town coming over Julians bridge and along Julians Road, there is a small mini roundabout. Take the first exit left into Victoria Road, after a short distance turn right into Westfield Close, and number 13 can be found at the far end, at the head of the cul-de-sac.

COUNCIL TAX: Band E

EPC RATING: Band C



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