



22 ATHELSTAN WAY, WIMBORNE, DORSET, BH21 1WL

**£495,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE FOR SALE ON THE PRESTIGIOUS RIVERS EDGE DEVELOPMENT BUILT TO A HIGH STANDARD OF SPECIFICATION BY WYATT HOMES, WITHIN LEVEL WALKING DISTANCE OF WIMBORNE SQUARE, AND ENJOYING EASY ACCESS TO A CHILDREN'S PLAY PARK AND WALKS ALONG THE RIVER LEADING UP TO PAMPHILL.**

#### **SUMMARY:**

This stylish property has brick elevations, a slate roof, private solar panels, gas central heating, UPVC double glazing, a south westerly facing rear garden, a driveway providing off road parking, and a garage which has been sub-divided to create a store and a garden office.

#### **AT A GLANCE**

- Beautifully presented
- Lovely kitchen/dining room
- Within level walking distance of Wimborne Square
- South westerly facing rear garden
- Garage/garden office





## DESCRIPTION:

The front doors open through to the reception hall featuring Amtico flooring, and an understairs cupboard. There is also a cloakroom with Amtico flooring, suspended sink, and WC.

There is a lovely kitchen/dining room comprising a good range of cream Shaker style units (with chrome knobs) complemented by quartz worktops, a stainless steel butler's sink with mixer tap, AEG oven and combination oven/microwave, Neff induction hob with extractor over, integrated dishwasher and fridge/freezer, space for washing machine, Amtico flooring and space for table and chairs.

The sitting room enjoys an outlook over the rear garden. A patio door opens onto a patio ideal for al fresco dining.

From the reception hall, stairs lead to the first floor landing where there is access to loft space, and an airing cupboard housing the boiler and linen shelving.

The main bedroom overlooks the rear garden and has an en suite shower room (with shower, vanity sink unit, WC, and chrome heated towel rail).

Bedroom 2 is a double sized bedroom, and bedroom 3 has loft access.

The family bathroom comprises a bath (with shower over and glass screen), vanity sink unit, WC, and chrome heated towel rail.



There is a driveway providing off road parking which leads to a garage which has been sub-divided to create a store and a garden office. The office area is carpeted with a breakfast bar/desk area, space for tumble dryer and a stable door to the rear garden. The south westerly facing rear garden has been laid for ease of maintenance featuring a patio with a pathway leading to the garage/garden office, an astro-turf lawn area, and a composite deck to the rear of the garden. The garden also has external lighting, power points and an outside tap.

#### **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

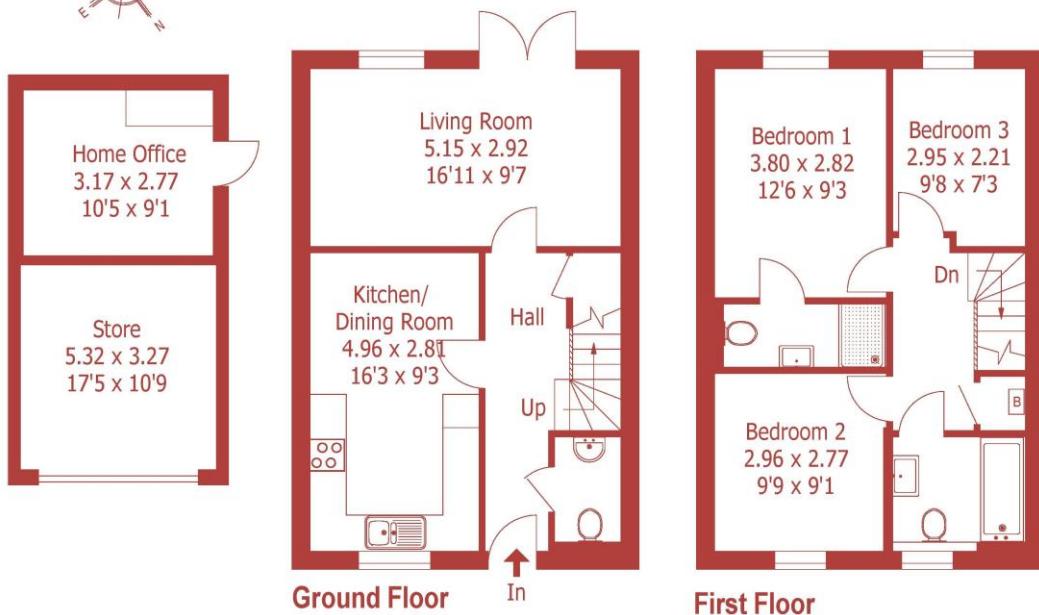
#### **DIRECTIONS:**

From Wimborne, proceed along King Street, passing the Model Town on the left. At the Pye Corner roundabout, take the second exit (towards Blandford) into Victoria Road. Turn left into Cuthbury Gardens and proceed to the T-junction. Turn right and follow Cuthbury Gardens which becomes Farris Avenue. Turn right into Athelstan Way, and number 22 can be found on the left hand side.





Approximate Gross Internal Area :- 82 sq mt / 887 sq ft  
Store / Office Approximate Gross Internal Area :- 20 sq mt / 219 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	96 A	97 A
81-91	B		
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

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