



24 BLUEBELL CRESCENT, WIMBORNE, DORSET, BH21 4FA

PRICE GUIDE: £425,000-£435,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE SITUATED ON A POPULAR, RECENTLY BUILT DEVELOPMENT WITHIN WALKING DISTANCE OF WIMBORNE TOWN CENTRE, WITH A SOUTH FACING REAR GARDEN.

SUMMARY:

The property has been well maintained, and benefits from the remainder of its 10-year warranty, UPVC double glazed windows, gas central heating, garage and off road parking.

AT A GLANCE

- Within walking distance of the town centre
- Principal bedroom suite with dressing area and en suite shower room
- South facing rear garden
- Garage and off road parking



DESCRIPTION: The deceptively spacious accommodation is arranged over 3 floors, with a principal bedroom suite on the top floor with a dressing area, and an en suite shower room.

A covered entrance porch with a front door leads through to the reception hall. The living room has an understairs storage cupboard, and a door to the kitchen/dining room. The kitchen is fitted with a modern range of units, ample worktops, Bosch ceramic hob with extractor hood over, electric double oven, integrated fridge/freezer, integrated dishwasher, and French doors lead out to the rear garden terrace ideal for al fresco dining. In addition, there is a utility area with appliance space and plumbing for washing machine, cupboard housing an Ideal gas boiler, and a door to a cloakroom.

From the reception hall, a staircase leads to the first floor landing. Bedroom 2 has a built-in cupboard, bedroom 3 has a useful understairs storage cupboard, and there is a family bath/shower room. From the first floor landing, a further staircase leads to the second floor, principal bedroom suite which has a dressing area (with built-in wardrobes), access to loft space, and an en suite shower room (with ladder rack style radiator).



A long driveway providing ample off road parking leads to a garage (with an up-and-over door), and a side garden gate gives access to the recently landscaped, nicely enclosed, south facing rear garden with a paved terrace having a step down to the lawn area with raised flower beds.

LOCATION:

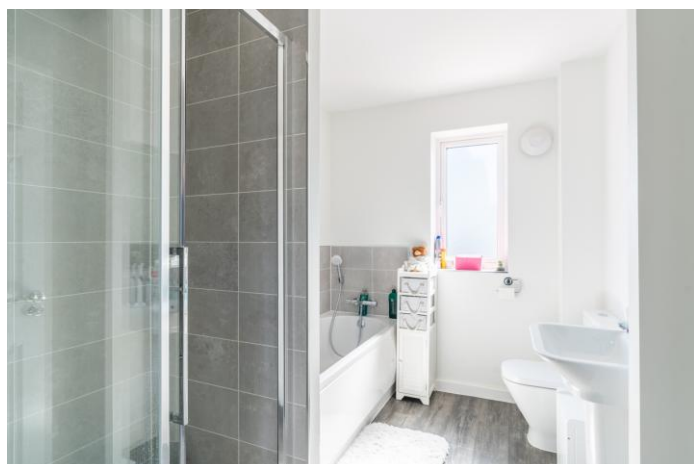
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools 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:

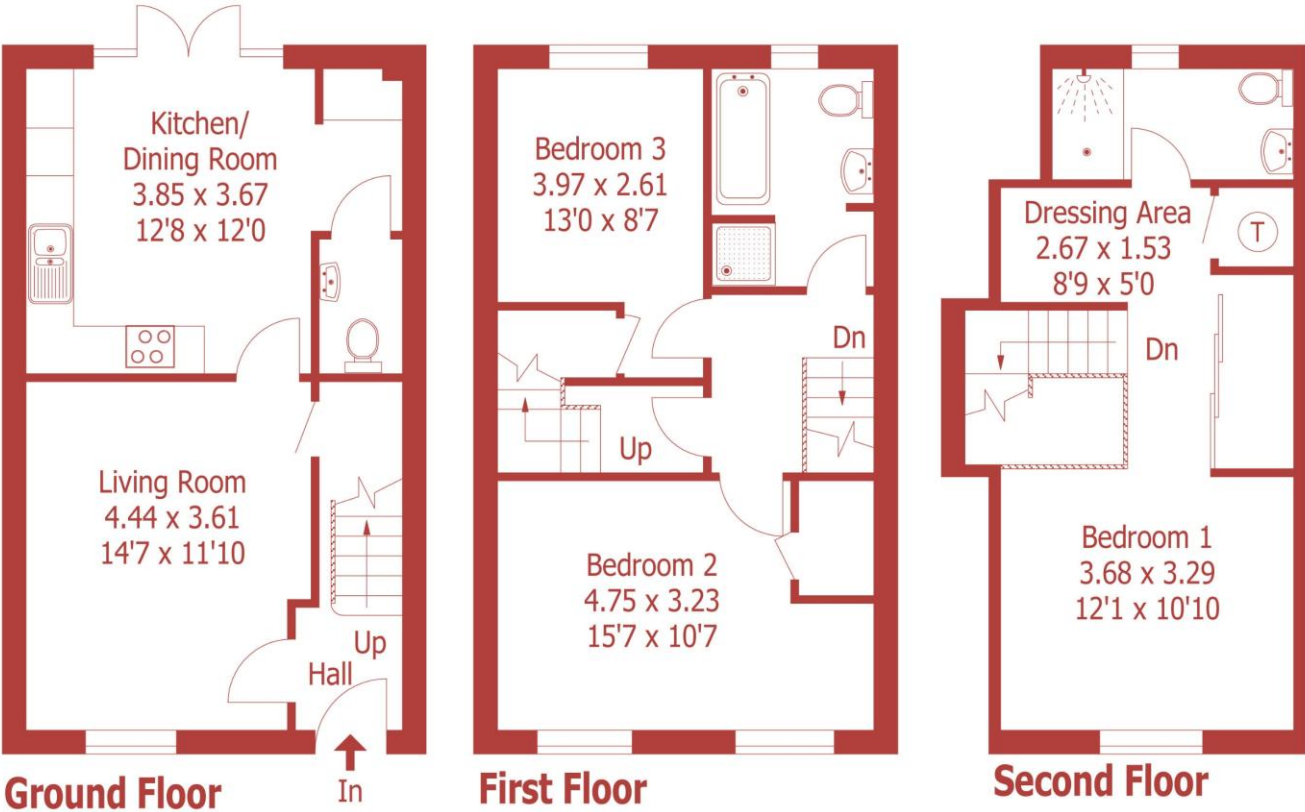
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DIRECTIONS:

From The Square in the centre of Wimborne, proceed along West Borough, passing the Tivoli Theatre on the left. Stay in the left hand lane and proceed to the junction with Stone Lane. Proceed ahead again, and continue over Walford Bridge and along Wimborne Road. As you leave the town towards Cranborne, Wimborne Chase can be found on the right hand side, and Bluebell Crescent is the second turning onto the development. Proceed along Bluebell Crescent, and the property can be found on the right hand side.



Approximate Gross Internal Area :- 109 sq m / 1172 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



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		
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.