



NORBURY, LEIGH ROAD, WIMBORNE, DORSET, BH21 2BZ
£425,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE WITH A SOUTH FACING GARDEN.

SUMMARY:

A modern three-story home with open-plan living, French doors to a south-facing garden, three double bedrooms, a family bathroom, and a top-floor main bedroom with en suite and dressing area.

AT A GLANCE

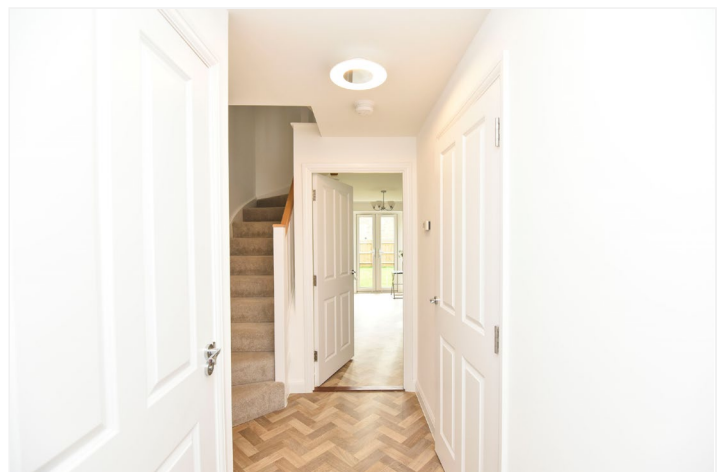
- * Semi-detached 3-bedroom home
- * South-facing garden
- * Off-road parking for up to two vehicles
- * Open-plan kitchen/dining with French doors



DESCRIPTION:

This property is a versatile and modern family home thoughtfully designed across three floors. On the ground floor, step into an inviting open-plan lounge and dining area, seamlessly connected to a south-facing garden through elegant French doors. A separate fitted kitchen enhances both functionality and style.

Climbing the first flight of stairs reveals two of the three double bedrooms and the main family bathroom, providing convenient living spaces. Finally, ascending to the top floor, the main bedroom is positioned, offering not only an en suite but also a dressing area for added comfort and privacy. Embrace contemporary living in this flexible and well-designed residence, crafted for modern family comfort and convenience.



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:

TBC

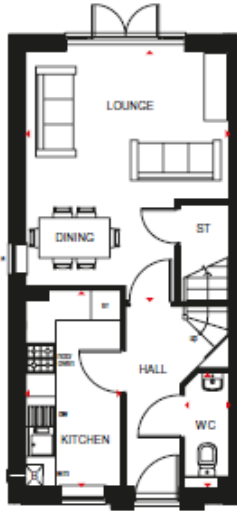
EPC:

B

DIRECTIONS:

From Wimborne, proceed east along Leigh Road towards Ferndown which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road, turn left into Strickland Way, and the property can be found in a cul-de-sac on the right hand side.



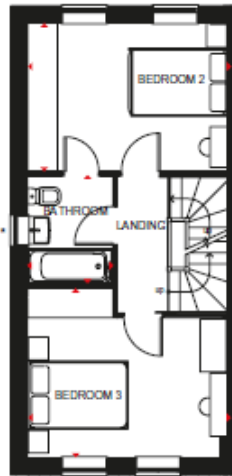


Ground Floor

Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	897 x 2272mm	2'11" x 7'5"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

[Approximate dimensions]

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Second Floor

Bedroom 1/ Dressing Area	4056 x 8673mm*	13'4" x 28'5"
En Suite	1858 x 2799mm*	6'1" x 9'2"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	t/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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.

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