



18 DERWENTWATER ROAD, WIMBORNE, DORSET, BH21 1QS
£455,000 FREEHOLD

A DELIGHTFUL OLDER STYLE 2 BEDROOM DETACHED BUNGALOW, FOR SALE WITH NO FORWARD CHAIN, IN A QUIET RESIDENTIAL ROAD IN THE POPULAR MERLEY WAYS, ABOUT 1 MILE SOUTH OF WIMBORNE TOWN CENTRE.

SUMMARY:

Traditionally built in 1958, the bungalow has brick elevations under a concrete tiled roof. It is presented in good order throughout and benefits from a kitchen extension and a conservatory overlooking the rear garden. The property is set on fairly high ground with an open outlook to the rear. It is connected to all mains services, and benefits from gas central heating and UPVC double glazing. There is potential for extension, subject to planning consent.

AT A GLANCE

- NO FORWARD CHAIN
- Popular location within a mile of Wimborne
- Conservatory
- Open outlook to the rear
- Light, dual aspect L-shaped living room



DESCRIPTION:

An entrance vestibule leads to an L-shaped entrance hall with loft access. The light, dual aspect L-shaped living room overlooks the front garden and has a fireplace and wood burner. Bedroom 1 is a spacious double room, and bedroom 2 is a smaller double room.

The kitchen/breakfast room features Karndean flooring, oak work surfaces, a comprehensive range of units including 2 full height larder cupboards, cupboard housing a wall mounted combination boiler, double fan oven, 5-burner gas hob, contemporary extractor unit, space for dishwasher, washing machine and fridge-freezer, double doors to the rear garden, and a door to the conservatory, which has full height glass screens, and double doors to the garden. The bath/shower room comprises bath, shower cubicle, wash basin and WC.

A tarmac driveway provides off road parking for several vehicles. There is a detached former garage (with personal door, light and power) which is now used as a workshop and storage area, but could be reinstated by fitting a new garage door. The front garden is enclosed by a low stone wall and laid to grass and established shrubs.



The rear garden is enclosed by timber fencing and has a water feature (with planted rockery), a large shrub bed with a stone surround, 2 maple trees, planted raised beds, a stone footpath, timber and plastic sheds, a raised stone terrace with a pergola, a water butt and a wealth of established shrubs.

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:

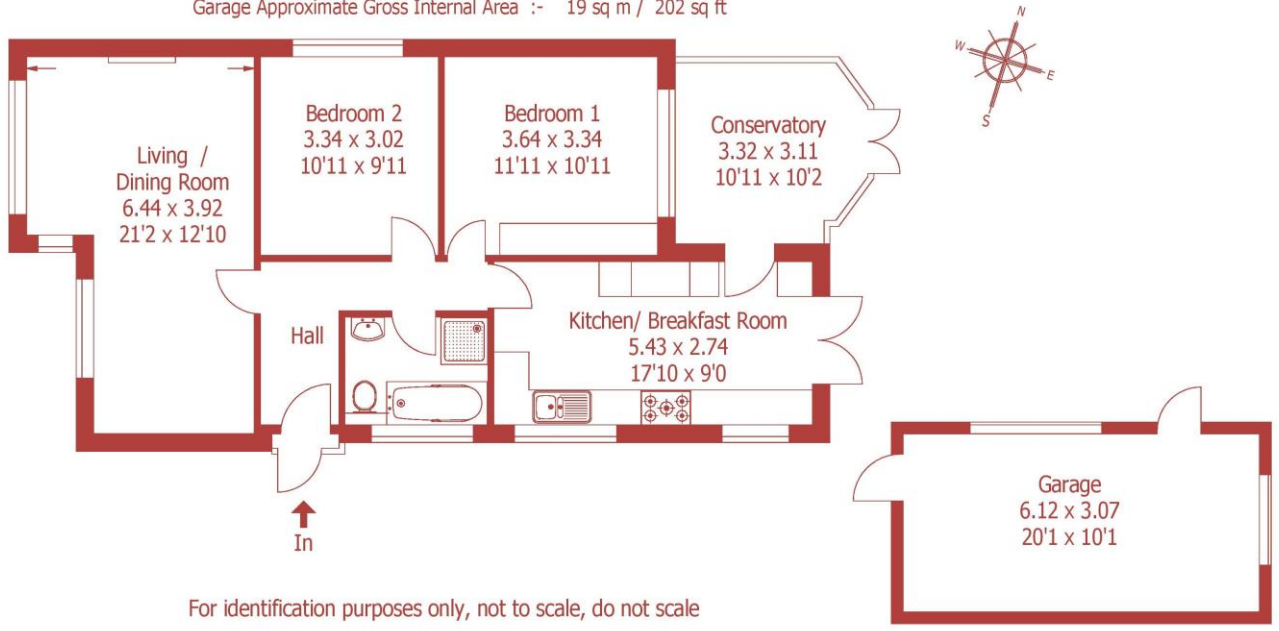
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DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge, and up Oakley Hill. Turn right into Merley Ways. At the T-junction, turn left and follow the road around. Turn right into Derwentwater Road, and number 18 can be found on the right hand side, almost opposite the junction with Ullswater Road.



Approximate Gross Internal Area :- 84 sq m / 903 sq ft
 Garage Approximate Gross Internal Area :- 19 sq m / 202 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

