



15 COWSLIP ROAD, WIMBORNE, DORSET, BH21 4EW
£330,000 FREEHOLD

A BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING, IN A CUL-DE-SAC LOCATION ON A POPULAR MODERN DEVELOPMENT AT THE EDGE OF WIMBORNE.

SUMMARY:

Built by Bloor Homes in 2019 and offered for sale with the remainder of its 10-year building warranty, the property has gas central heating, double glazing, its own driveway and a nicely enclosed rear garden.

Agents' Note: The sellers are able to offer up to £2,000 towards the buyer's legal fees, subject to terms and conditions.



AT A GLANCE

- Well proportioned sitting room
- Kitchen/dining room with doors to garden
- Utility area & GF cloakroom
- Bathroom & en suite shower room
- Off road parking for 2 vehicles



DESCRIPTION:

The entrance hall leads to a charming, well proportioned sitting room (with under stairs cupboard). The kitchen/dining room has glazed double doors to the garden, modern units, ample worktops, hob, extractor, electric oven and space for fridge-freezer. Off the kitchen is a utility area with space and plumbing for washing machine, cupboard housing the gas boiler, and access to a ground floor cloakroom (with WC and wash basin).

Stairs from the hall lead to a spacious first floor landing. Bedroom 1 has built-in wardrobes and an en suite shower room (with shower, WC and wash basin). Bedroom 2 has built-in wardrobes and a deep storage cupboard, and there is a family bathroom (with bath, WC and wash basin).

Outside, a driveway to the side of the house provides off road parking for 2 vehicles. The nicely enclosed rear garden is lawned, with a paved patio.

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:

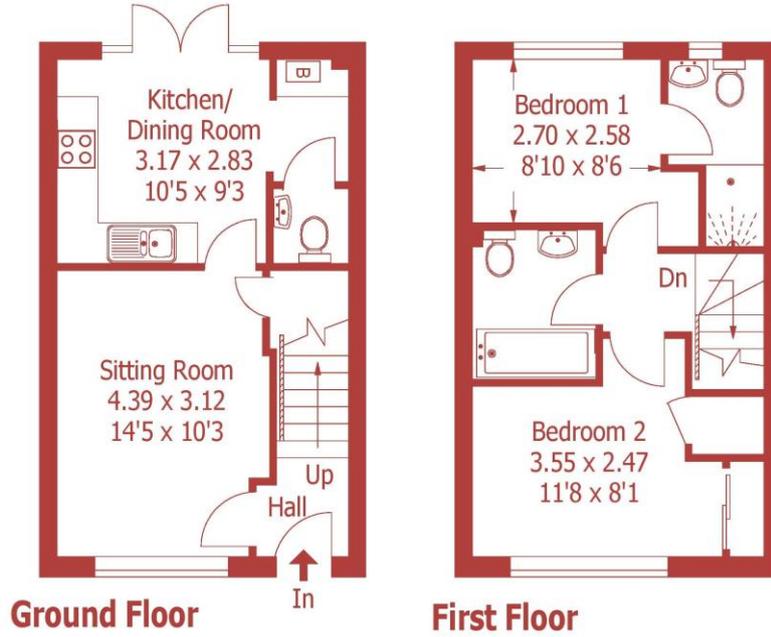
Band C

DIRECTIONS:

From Wimborne Square, proceed along West Borough, staying in the left hand lane. Continue straight ahead at the Stone Lane traffic lights, and over Walford Bridge. Proceed up the hill and turn right into Bluebell Crescent. Take a left hand turning into Beech Way, and turn left into Cowslip Road.



Approximate Gross Internal Area :- 62 sq m / 668 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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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