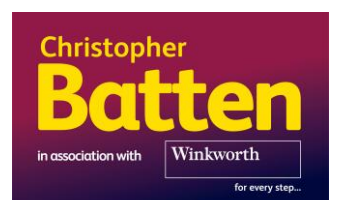




**23 BUCKTHORN LANE, WIMBORNE, DORSET, BH21 4FG**  
**PRICE: £550,000 FREEHOLD**

**A MODERN 4 BEDROOM DETACHED FAMILY HOUSE, FOR SALE WITH NO FORWARD CHAIN, WITH A LARGE, SOUTH WESTERLY REAR GARDEN, OFF ROAD PARKING AND A GARAGE, CONVENIENTLY SITUATED ON A RECENTLY BUILT DEVELOPMENT, A SHORT WALK FROM WIMBORNE FIRST SCHOOL AND ENJOYING EASY ACCESS TO WIMBORNE TOWN CENTRE.**

**Wimborne** | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)







## DESCRIPTION:

The property benefits from the remainder of its 10-year building warranty, French doors to the garden from both the spacious living room and open plan kitchen/dining room, a nicely enclosed rear garden, an EV charging point, gas central heating and UPVC double glazing.

An entrance canopy and front door lead to a reception hall with coat cupboard and ground floor WC. The dual aspect living room has French doors to the rear garden. There is an open plan kitchen/dining room with an excellent range of units and worktops, integrated Zanussi gas hob, extractor above, Zanussi electric oven, fridge-freezer, dishwasher, Ideal gas central heating boiler, and space and plumbing for washing machine. From the dining area, French doors lead to the garden.

Stairs lead to a galleried first floor landing with a loft access and a walk-in airing cupboard housing a pressurised hot water cylinder. Bedroom 1 has built-in wardrobes and an en suite shower room, and there are 3 further bedrooms and a family bathroom.

Outside, there is an open plan front garden with 3 steps (with handrails) up to the front door. A driveway to the side (with electric vehicle charging point) provides off road parking and access to the garage which has an up-over-door, and a pitched roof providing eaves storage space. A side gate leads to the nicely enclosed rear garden which is predominantly lawned, with a patio adjacent to the house.

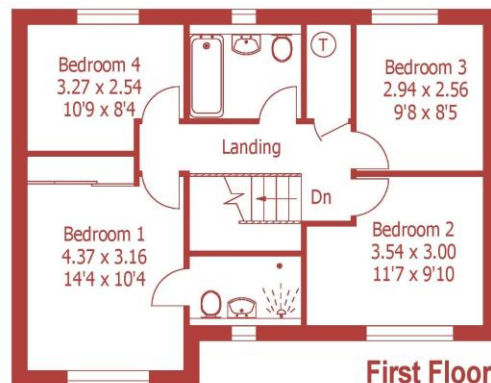








Approximate Gross Internal Area :- 116 sq mt / 1253 sq ft



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             |         | 94 A      |
| 81-91 | B             | 84 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.

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