



13 BROOKSIDE ROAD, WIMBORNE, DORSET, BH21 2BL
£499,950 FREEHOLD

A WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW WITH A DOUBLE LENGTH GARAGE, IN A QUIET CUL-DE-SAC.

SUMMARY:

The property has recently undergone a course of redecoration, and benefits from gas central heating, UPVC double glazing, and neatly maintained landscaped gardens.

AT A GLANCE

- 3 spacious bedrooms
- Living room and open plan kitchen/dining room
- Modern bathroom
- Double length garage
- Landscaped gardens



DESCRIPTION:

An entrance porch with a coat cupboard leads to the reception hall which has a loft access (with fitted ladder and light). The lounge has a limestone fireplace with an ethanol fire.

Accessible from both the hall and the living room, the kitchen/dining room features a range of units and worktops, space for fridge and free standing cooker, space and plumbing for washing machine, Worcester gas central heating boiler, and airing cupboard. The dining area has a wall unit with cupboards, and a door to the rear garden.

Bedroom 1 is a spacious double room with a delightful aspect onto the rear garden. Bedrooms 2 and 3 are also both double rooms, with built-in wardrobes. There is a modern bathroom with bath, wash basin and WC.

A driveway provides off road parking and leads to an attached double length garage (with electric roller door, lighting, power points, rear window and side door to the garden). The front garden is lawned, with olive trees. A side gate gives access to a gravelled kitchen garden with raised beds and a timber shed.



The nicely enclosed rear garden has a recently planted hedge, a lawn, flower and shrub borders, a patio, a water tap and lighting.

LOCATION:

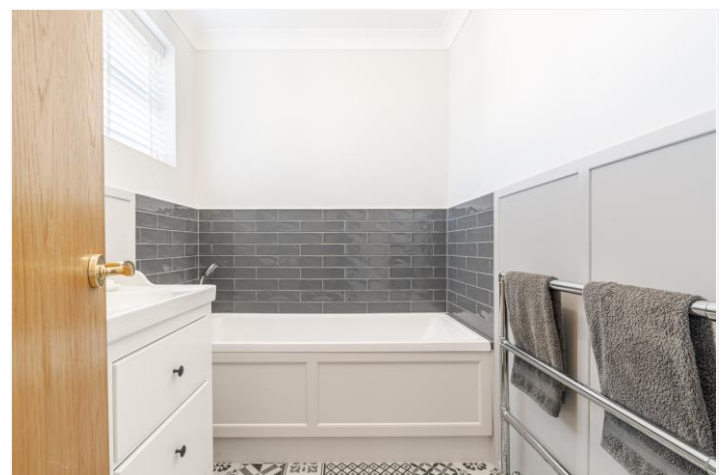
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools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

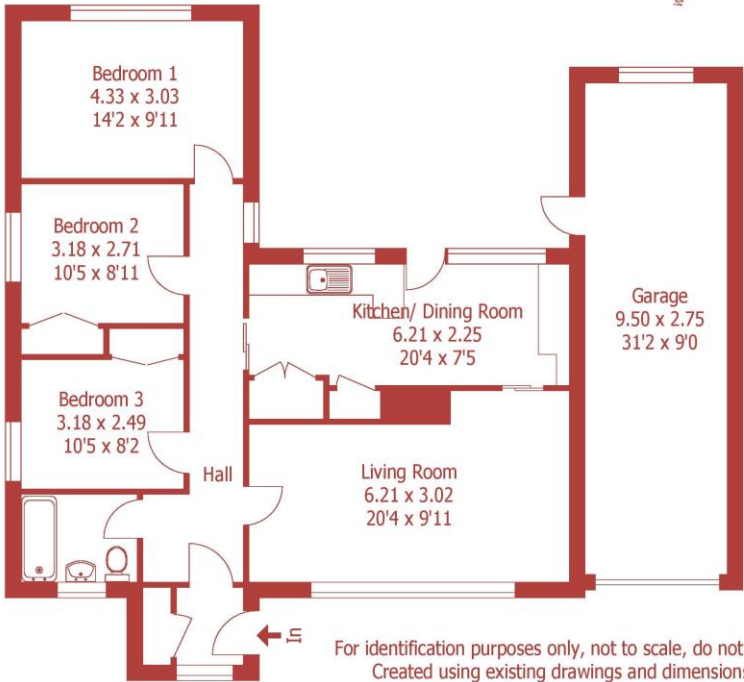
Band E

DIRECTIONS:

From Wimborne town centre, proceed along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Just as you're leaving the town, turn right into Parmiter Drive, and immediately left into Brookside Road.



Approximate Gross Internal Area :- 113 sq mt / 1213 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		
		67 D	83 B

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.