



11 CHURCHMOOR ROAD, WIMBORNE, DORSET, BH21 2LN
£485,000 FREEHOLD

A BEAUTIFULLY PRESENTED 4 BEDROOM SEMI-DETACHED HOUSE WHICH HAS RECENTLY UNDERGONE A PROGRAMME OF REFURBISHMENT AND RE-DECORATION, WITH A LARGE, SOUTH FACING REAR GARDEN ADJOINING OPEN COUNTRYSIDE.

SUMMARY:

This attractive, deceptively spacious home features a contemporary style open plan living room/dining room/kitchen with a large study area and is situated in a small residential cul-de-sac from which there is direct access to Bytheway Field, providing a scenic walk.

AT A GLANCE

- Deceptively spacious 4 bedroom house
- South facing garden adjoining countryside
- Superb kitchen/living/dining room
- Study area, cloakroom & bathroom
- Off road parking



DESCRIPTION:

The property has been updated to a high specification, with engineered oak floors, gas central heating (under floor heating to the ground floor) and UPVC double glazing, and detailed planning consent has been obtained to add an extension at the rear of the house.

An entrance lobby with a coat cupboard leads to a large contemporary style open plan living room with a decorative fireplace and a large study area off of which is a cloakroom with WC, wash basin and laundry area (with plumbing for washing machine.) The dining room has glazed double doors to the rear garden and the stylish kitchen features an excellent range of units and stone worktops, a breakfast bar, a useful under stairs larder cupboard, space for American style fridge-freezer and range cooker, and extractor above.

A central staircase leads to the first floor landing which has loft access. Bedroom 1 has built-in wardrobes and an en suite dressing room/office (with plumbing facility providing potential to create an en suite shower room.)



Bedroom 2 feature has a recessed square bay, bedroom 3 has built-in wardrobes, and bedroom 4 has a fitted cabin bed and wardrobe.

The spacious family bath/shower room comprises bath, shower, WC, wash basin and fully tiled walls.

The front garden has a birch tree and planted borders, and off road parking. The south facing rear garden is a particular feature, adjoining and having a lovely outlook over the adjacent field. It features a patio, a lawn, planted borders, and a gravelled seating area enjoying a delightful aspect.

LOCATION:

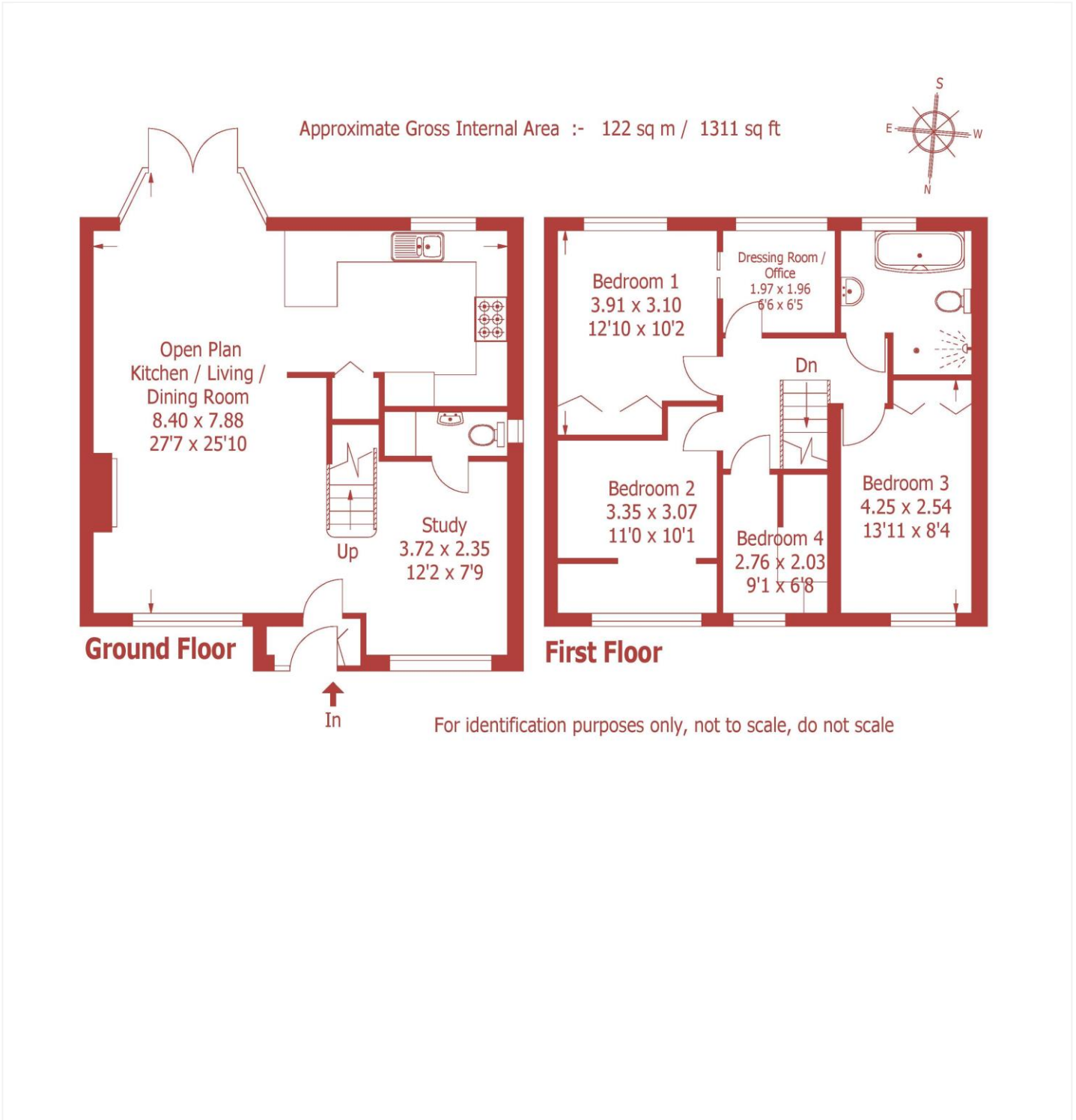
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

COUNCIL TAX: Band C

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Just before the petrol station, turn left into Hayes Lane. Take the fourth turning on the left into Jessopp Road, and the first turning on the left into Cutlers Place. Follow the road around, and Churchmoor Road can be found on the left.





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		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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