



**6 FLORAL FARM, CANFORD MAGNA,
WIMBORNE, DORSET, BH21 3AU
£475,000 FREEHOLD**

A well-presented three-bedroom detached house situated in the sought-after residential development of Floral Farm on the northern fringes of Wimborne town. Offered to the market in move-in condition throughout, the property has been sympathetically updated by the current owners.





DESCRIPTION:

Set within the well-regarded Floral Farm development, this three-bedroom detached home presents an opportunity to acquire a property that has been considerably upgraded and is ready to enjoy from the outset. Entering via a reception hallway, the space is immediately light and welcoming, with Karndean timber-effect flooring, a white painted staircase and a useful under-stair storage cupboard, created to house the washing machine and tumble dryer and a ground floor cloakroom. To the front elevation, the sitting room is a generous and well-proportioned space with a bay window drawing in good natural light. The room flows through a broad opening to the rear reception, creating a pleasing sense of connection across the ground floor.

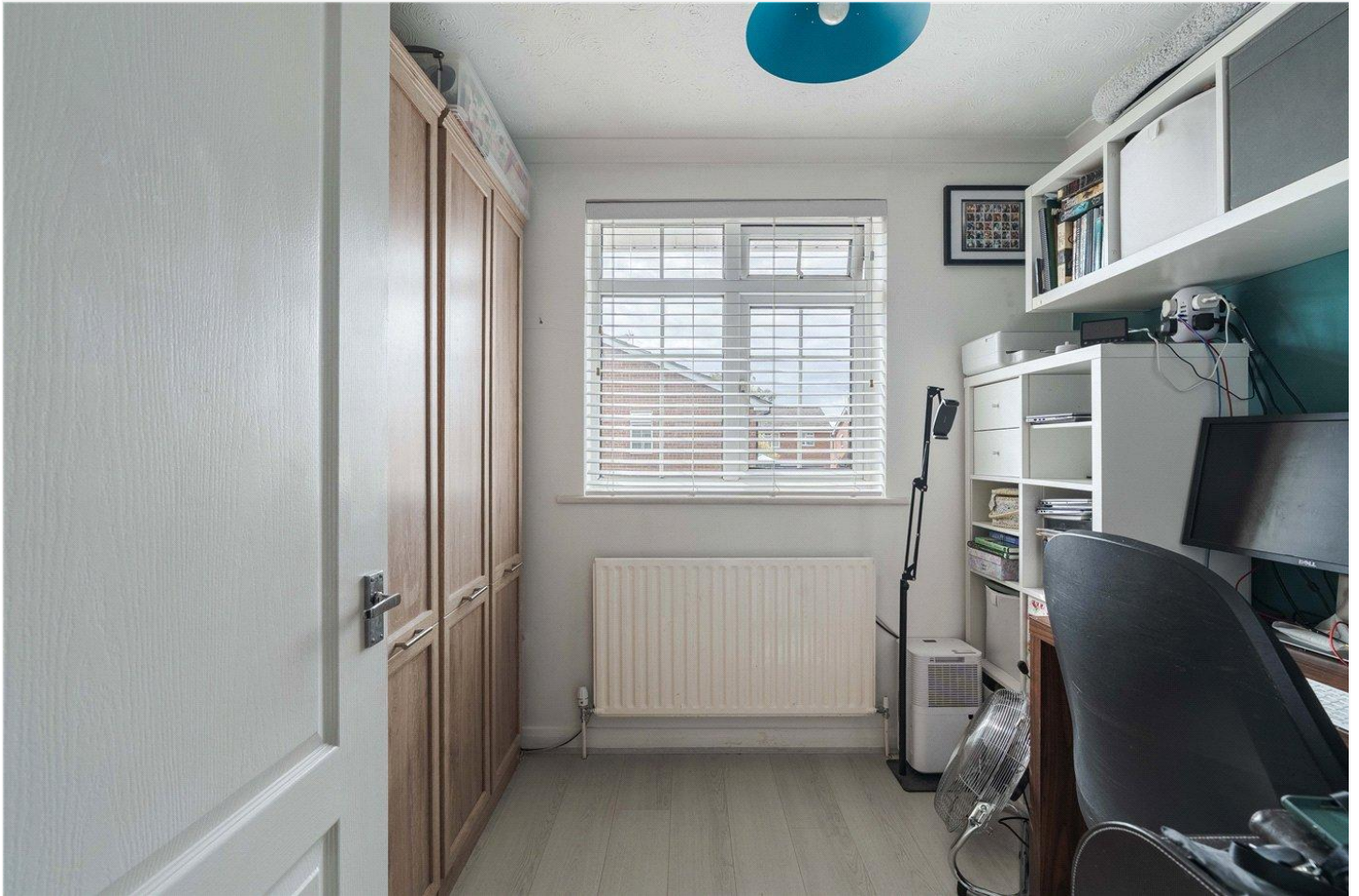
The kitchen and dining room is undoubtedly the standout space in the property. Arranged in an open-plan format, the cooking area is fitted with cream high-gloss units beneath warm walnut block worktops, incorporating an integrated gas hob set to an island unit with stainless steel extractor overhead, an under-counter oven and a stainless steel sink beneath the rear-facing window. The dining half of the room accommodates a formal dining table seating eight with ease, with full-height shaker cabinetry providing excellent storage along one wall. Bi-fold doors open directly from the dining area to the conservatory, which in turn provides access to the rear garden, creating an excellent flow for entertaining. The conservatory is uPVC-framed and provides a pleasant additional sitting space throughout the year, all with Karden flooring.

To the first floor, the landing serves three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room with a fitted four-panel mirrored sliding wardrobe. Bedroom two is a further comfortable double with fitted mirrored sliding wardrobes and wood effect flooring. The third bedroom, currently arranged as a home study, accommodates a single bed and benefits from a fitted wardrobe. The family bathroom has been refitted to a modern specification, with large-format wall tiles, a panel bath with fitted glass shower screen, a navy vanity unit housing a close-coupled WC and wash handbasin, and a chrome heated towel rail.









To the front, a lawned garden with established shrub borders and pathway leads to the principal entrance. The rear garden is of a good size and well-maintained, with a paved patio area immediately off the conservatory providing space for outdoor furniture, a central lawn and a raised timber-decked area set within mature evergreen shrub planting at the far end, providing a private second seating or entertaining space. The garden is enclosed by panel fencing and established hedging.

LOCATION:

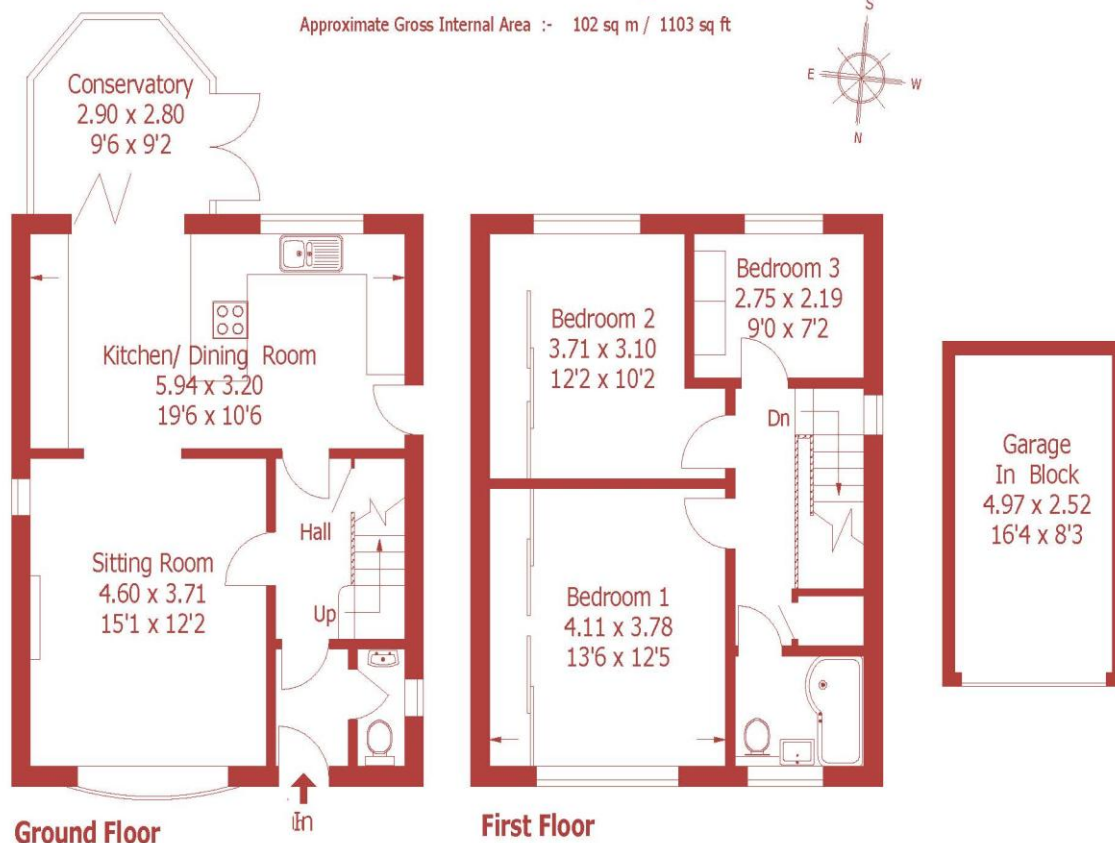
Wimborne Minster is one of east Dorset's most desirable market towns, centred on its magnificent Norman Minster and a well-served town square with a broad range of independent shops, cafés, restaurants. The town offers everyday amenities including supermarkets, a leisure centre and a library, alongside well-regarded primary and secondary schools within easy reach.

Council Tax Band D



6 Floral Farm, Canford Magna

Approximate Gross Internal Area :- 102 sq m / 1103 sq ft



For identification purposes only, not to scale, do not scale

DIRECTIONS:

From 15 East Street, Wimborne, head west along East Street into the town centre and bear right onto King Street, continuing north onto Leigh Road (B3073). Follow Leigh Road for approximately half a mile before turning right into Floral Farm. Number 6 will be found on the left-hand side of the road.

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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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