



51 WIMBORNE ROAD WEST, WIMBORNE, DORSET, BH21 2DQ
£425,000 FREEHOLD

A MODERN, WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW WITH A PRIVATE GARDEN, IN A NON-ESTATE LOCATION.

SUMMARY:

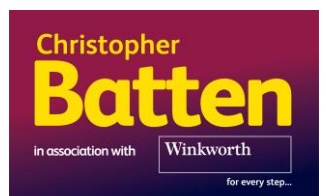
The bungalow has recently undergone a programme of refurbishment and redecoration, and has oak-faced internal doors, gas central heating and UPVC double glazing. Set back from the road, this deceptively spacious property has ample off road parking, an attached garage, and a garden ideal for entertaining.



AT A GLANCE

- 3 spacious bedrooms
- Modern bath/shower room
- Lounge/dining room & modern kitchen
- Garage & ample off road parking
- Well presented garden ideal for entertaining

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DESCRIPTION:

An integral entrance porch and front door lead to the reception hall which has oak flooring, coat, storage and airing cupboards, and an extendable wooden ladder to the boarded loft space (with fitted light).

The lounge/dining room features a floor-to-ceiling stone open fireplace and 2 large picture windows to the front. The modern kitchen comprises units, worktops, Hygena gas hob, extractor, electric oven, space for fridge-freezer, space and plumbing for both washing machine and dishwasher, Glow Worm gas boiler, and door to outside.

Bedrooms 1 and 3 have fitted wardrobes. Bedroom 2 has oak flooring, and French doors to the rear garden. The recently re-fitted bath/shower room comprises bath, walk-in shower, wash basin, WC and towel radiator.

The bungalow is set back from the road and approached off a block paved driveway. There is a gravelled parking area and an attached garage with up-and-over door, power, lighting, rear window and door to the garden.



A side gate provides access to the nicely enclosed rear garden which is ideal for entertaining, featuring a timber sun deck, a built-in bar, a large paved patio, lawn, and a well stocked, stone-edged border.

LOCATION:

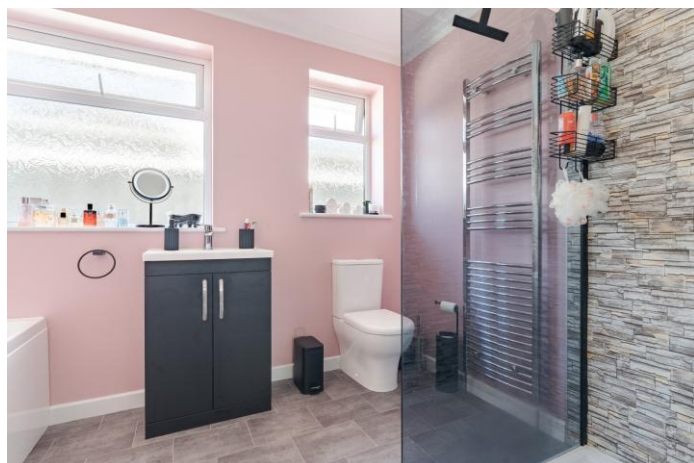
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools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

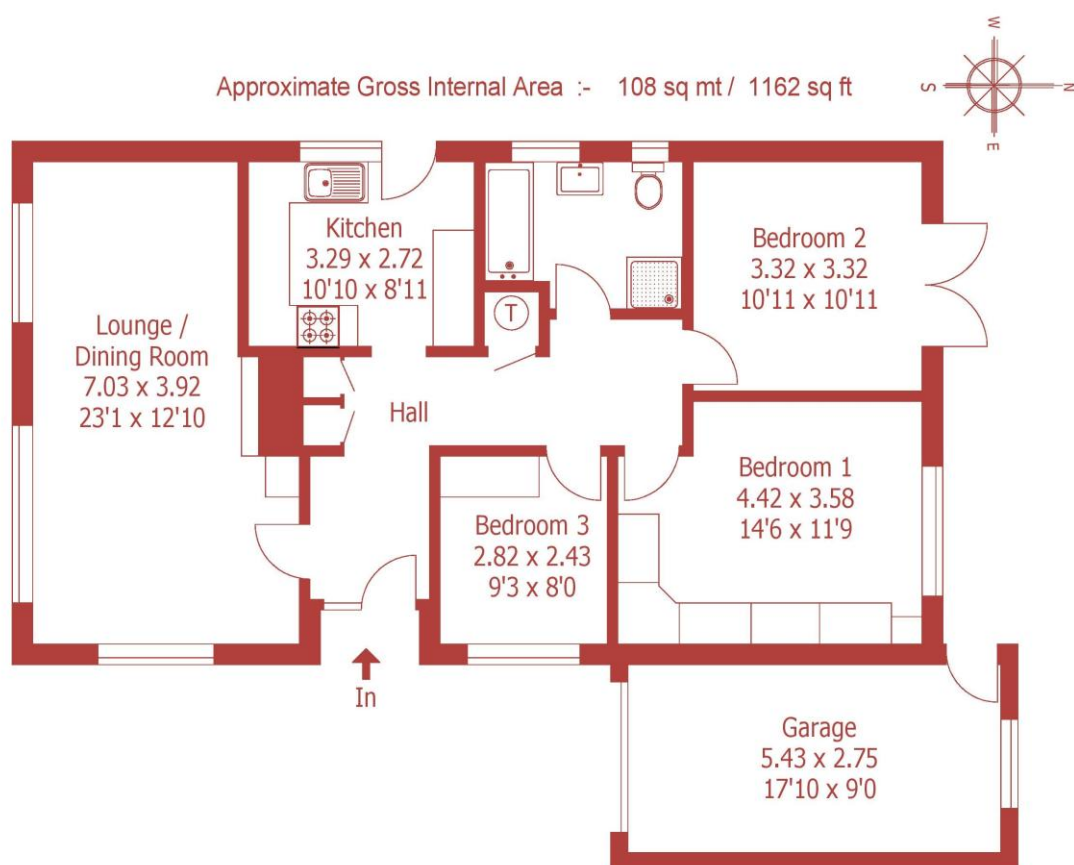
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Proceed past the petrol station on the corner of Hayes Lane, and number 51 can be found on the left hand side, before reaching the right hand turning to Ham Lane.





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		
81-91	B		
69-80	C		
55-68	D	62 D	72 C
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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