



CARISBROOKE, 34 AWARD ROAD, STAPEHILL, WIMBORNE, DORSET, BH21 7NT
PRICE GUIDE: £500,000-£550,000 FREEHOLD

AN OLDER STYLE EXTENDED 4 BEDROOM DETACHED FAMILY HOUSE WITH A LARGE REAR GARDEN, FOR SALE WITH NO FORWARD CHAIN AND OFFERING SCOPE FOR EXTENSION AND RE-MODELLING, SITUATED IN A QUIET, ESTABLISHED, UNMADE RESIDENTIAL ROAD.

SUMMARY:

In the ownership of the same family since 1965, the property underwent a 2-storey rear extension in 1974 and a single storey extension in 1981. It now requires refurbishment but offers great potential for improvement.

The house benefits from gas central heating, UPVC double glazed windows, ample off road parking and a large brick built garage/workshop.

AT A GLANCE

- 4 bedrooms & 2 bathrooms
- 2 reception rooms plus annexe
- Re-modelling potential
- Large garden & ample off road parking
- NO FORWARD CHAIN



DESCRIPTION:

An enclosed entrance porch leads to a reception hall with an under stairs storage recess. The sitting room has a stone open fireplace and built-in cupboards, and an open archway to a dining room with display shelving and cupboard below.

There is a galley style kitchen with wall mounted Glow Worm gas central heating boiler, units, worktops, appliance space and door to a side lean-to (with space and plumbing for washing machine, and door to the rear garden.)

From the dining room, a door leads to a rear annexe comprising a bedroom, a shower room and a kitchen/utility room with units, sink, appliance space, patio door to the rear garden, and side door to outside.

The first floor landing has a loft access and a double cupboard, and leads to bedroom 1, a spacious double (with a wash basin), 3 further bedrooms and a bathroom.

The front garden is bounded by a mixed hedge with a 5-bar gate providing access to a driveway offering ample off road parking. There is a long, brick built garage/workshop with pitched roof, up-and-over door, lighting, power, workbench, gardener's WC and wash basin.



Timber gates provide access to additional parking at the side of the house. There are fuel bunkers to the rear of the garage. A further access gate on the other side of the house leads to a timber summerhouse and the large rear garden, which is enclosed by timber panel fencing, and comprises a large lawn, well stocked flower and shrub borders, spring bulbs, and a potting/tractor shed with lighting.

LOCATION:

Stapehill is a popular suburb equidistant between the centres of Wimborne and Ferndown, with a post office/shop, The Old Thatch Inn and a garden centre. There is easy access to the A31 for Ringwood and the M27 to Southampton, and to Bournemouth Airport. Mainline railway stations are located in the nearby coastal towns of Poole and Bournemouth.

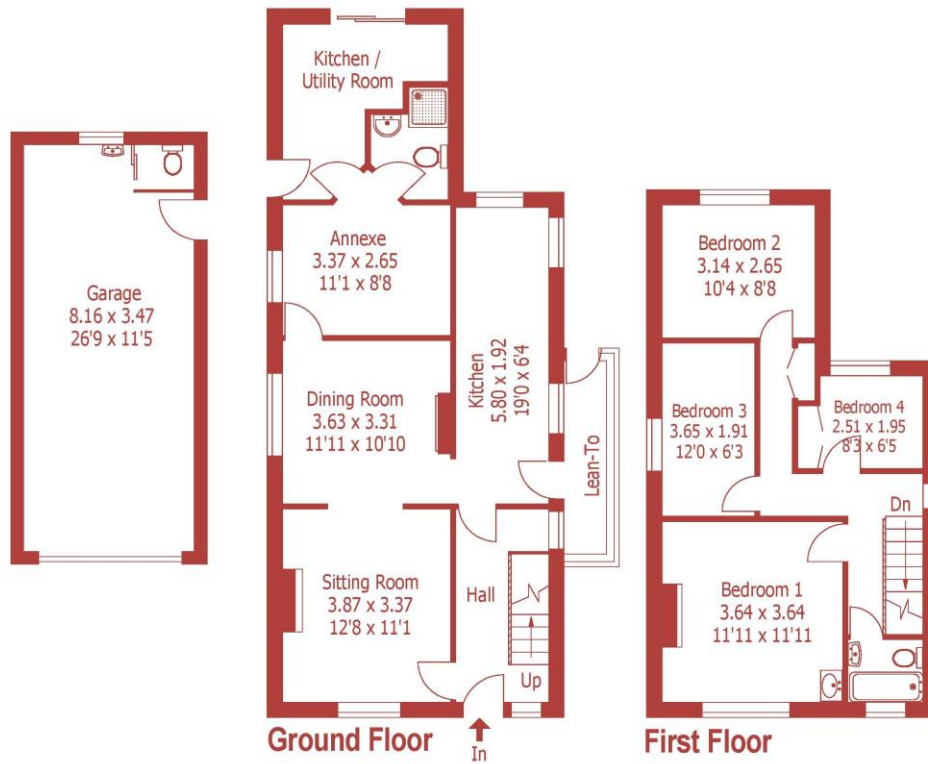
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West, to the Canford Bottom gyratory. Take the third exit, towards Ferndown, and follow Wimborne Road West. At The Old Thatch Inn, turn right into Stapehill Road and continue for about half a mile. Turn left into Award Road, and number 34 is the second property on the right hand side.



Approximate Gross Internal Area :- 136 sq mt / 1462 sq ft
 Garage Approximate Gross Internal Area :- 28 sq mt / 305 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

