



11 OSBORNE ROAD, WIMBORNE, DORSET, BH21 1BL  
£425,000 FREEHOLD

**A 3 BEDROOM MID-TERRACE EDWARDIAN HOUSE WHICH HAS RECENTLY UNDERGONE A PROGRAMME OF TASTEFUL REFURBISHMENT AND MODERNISATION, WITH A SOUTH FACING REAR GARDEN, IN A QUIET RESIDENTIAL CUL-DE-SAC ON THE FRINGE OF WIMBORNE TOWN CENTRE.**

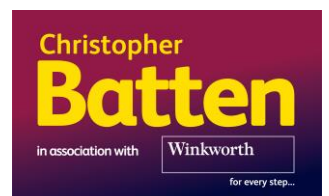
#### AT A GLANCE

#### SUMMARY:

As you approach the property, you are presented with an attractive front garden with a picket fence and a pathway to the front door. There is an entrance hall with stairs leading to the first floor, and a doorway through to the open plan sitting and dining areas.

- On the fringe of Wimborne town centre
- South facing rear garden
- In a quiet cul-de-sac
- Recently undergone a programme of refurbishment
- Useful hobbies space

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## DESCRIPTION:

The sitting area is tastefully decorated and has a feature fireplace and an attractive bay window. The dining area also has a fireplace with a log burner, double doors giving access to the rear garden, and an archway through to the galley kitchen. The kitchen has a sink overlooking the rear garden, a range of worktops, base and wall units, built-in oven, ceramic hob and integrated fridge-freezer. At the end of the property there is a utility space with a UPVC door leading out to the garden, and a second door to a cloakroom.

Upstairs, you will find the main, large double bedroom which enjoys a front aspect, with a range of fitted wardrobes. Bedrooms 2 and 3 both have views over the rear garden.

The family bathroom comprises a bath (with shower over), WC and wash basin.

The landing has a Slingsby style metal ladder which gives access to the loft space which has a dormer to the rear. A stud wall separates the space into an area which has previously been used as a hobbies space with a fitted desk, electrics and ceiling lights. This part of the house does not conform to Building Regulations and is not considered part of the internal accommodation but still provides a useful space.





The rear garden has attractive mature borders with a range of plants and shrubs. It has been fitted with artificial grass for ease of maintenance, and to the rear of the plot (through a hedge border) there is an attractive sun area, with a brick summerhouse/ garden store (with lighting and power). A gate gives rear access.

The property benefits from a gas heating system, UPVC double glazed windows and modern kitchen and bathroom fittings.

### 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.

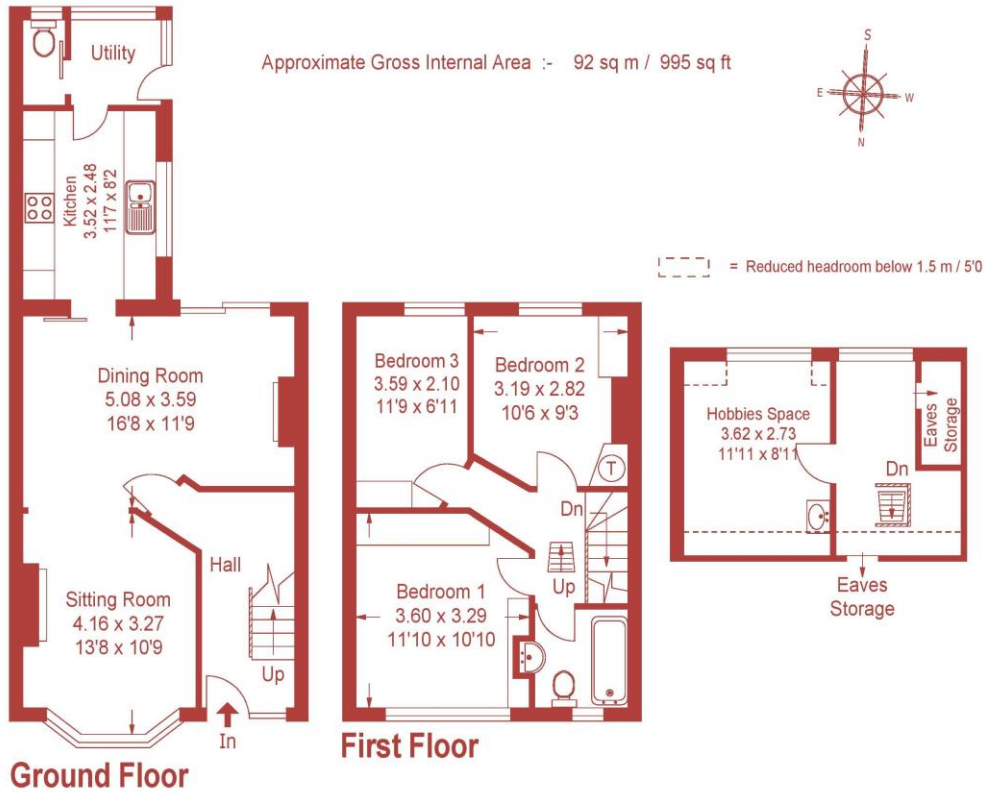
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

**COUNCIL TAX:** Band C

### DIRECTIONS:

From the roundabout near the Quarterjack Health Practice, proceed into Leigh Road and take the third turning on the right (at the corner shop) into Grove Road. Turn left into Osborne Road and Number 11 can be found on the right hand side.





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.

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