



18 FALLOWFIELD PLACE, WIMBORNE, DORSET, BH21 1UY
£550,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE FOR SALE WITH NO FORWARD CHAIN, ON THE PRESTIGIOUS WYATT HOMES RIVERS EDGE DEVELOPMENT, WITHIN WALKING DISTANCE OF WIMBORNE SQUARE.

SUMMARY:

This stylish property has cement render elevations, a slate roof, gas central heating, UPVC double glazing, a private landscaped garden, a driveway providing off road parking, and a large single garage. It fronts onto a landscaped green in the centre of the development, with easy access to walks along the river leading up to Pamphill.

AT A GLANCE

- Contemporary kitchen/dining room
- Spacious living room
- Utility, cloakroom, bathroom & shower room
- Garage and off road parking
- Level walk to Wimborne Square



DESCRIPTION:

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A covered entrance porch leads to a reception hall with Amtico flooring which extends through to the cloakroom. The nicely proportioned living room features a fireplace with a gas fire, and French doors to the rear garden.

There is a spacious, dual aspect kitchen/dining room with Amtico flooring, a walk-in under stairs cupboard, French doors to the rear garden, contemporary style units, granite worktops, integrated fridge-freezer, dishwasher, Neff electric double oven and hob. The separate utility room has a sink, space and plumbing for a washing machine, and space for a tumble dryer above.



A straight staircase leads to the first floor landing which has an airing cupboard (with a gas combination boiler.) Bedroom 1 has a built-in double wardrobe and an en suite shower room. Bedroom 2 has a deep built-in wardrobe/cupboard, bedroom 3 has a loft access, and there is a family bathroom (with shower over the bath.)

This delightful double-fronted house has shrub beds at either side of the front door. A driveway at the side provides off road parking and leads to a brick built detached garage with pitched slate roof, electric up-and-over door, power points and eaves storage space. A side gate leads to a nicely enclosed rear garden with patio, lawn, borders and a shed to the rear of the garage.

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:

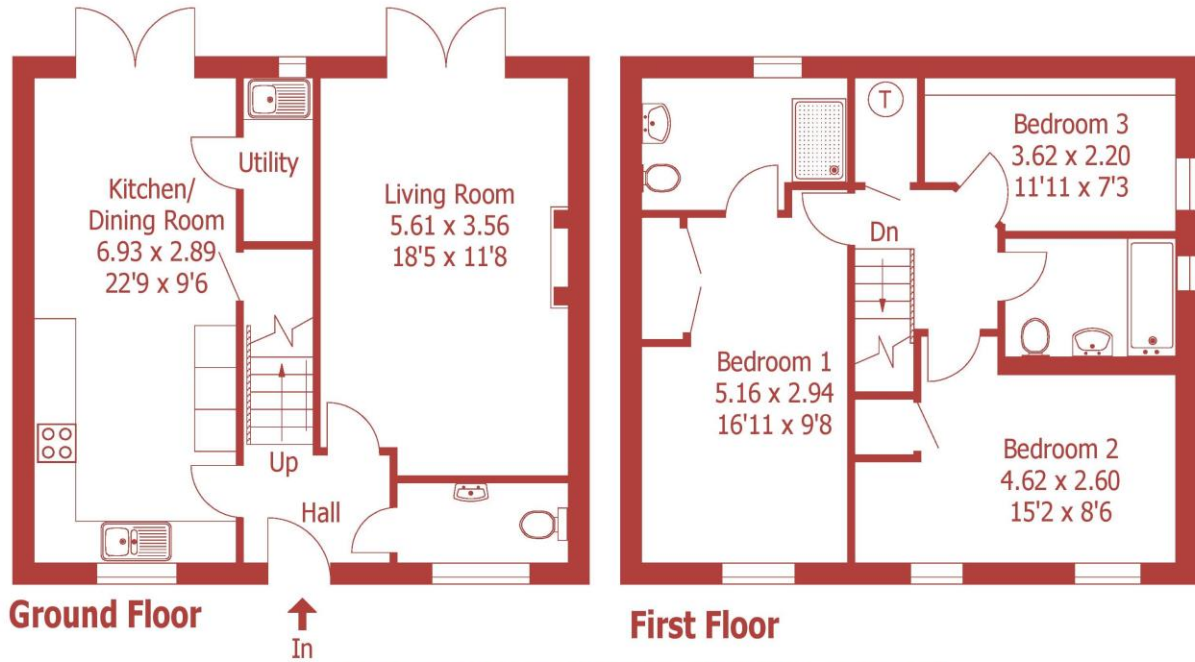
Band E

DIRECTIONS:

From Wimborne, proceed along King Street, passing the Model Town on the left. At the Pye Corner roundabout, take the second exit (towards Blandford) into Victoria Road. Turn left into Cuthbury Gardens and proceed to the T-junction. Turn right and follow Cuthbury Gardens which becomes Fars Avenue. Turn left into Fallowfield Place, and number 18 can be found on the left hand side.



Approximate Gross Internal Area :- 106 sq m / 1145 sq ft



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

Drawn 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 | | 95 |
| (81-91) | B | 85 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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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