



10 COWSLIP ROAD, WIMBORNE MINSTER, DORSET, BH21 4EW
£425,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE WITH A GARAGE AND AMPLE OFF ROAD PARKING, OVERLOOKING PUBLIC AMENITY AND GREENBELT LAND, ON A POPULAR MODERN DEVELOPMENT ON THE FRINGE OF WIMBORNE. NO FORWARD CHAIN.

SUMMARY:

This attractive development of 2,3 and 4 bedroom properties was built in 2017 by Bloor Homes Ltd. 10 Cowslip Road occupies an enviable position in a cul-de-sac with a lovely outlook to the front. The house is traditionally built, with facing brick elevations and a concrete tiled roof. It is connected to all mains services and has gas central heating, UPVC double glazing, alarm system, an en suite shower room, and Karndean flooring through the hall, kitchen, utility, cloakroom, bathroom and en suite shower room. It has been particularly well cared for, with great attention to detail.

AT A GLANCE

- NO FORWARD CHAIN
- Beautifully presented
- Lovely outlook to the front
- Garage and ample off road parking
- Rear garden extends to about 45ft in depth

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

A canopy entrance with a paved floor leads to the entrance hall. There is an attractive living room overlooking the driveway and the amenity space and greenbelt opposite, with an under stairs cupboard.

The superb kitchen/breakfast room includes an excellent range of units and work surfaces, a 1.5 bowl sink, Bosch appliances comprising double fan oven, 4-plate ceramic hob, extractor unit, integrated fridge, freezer and dishwasher, and double doors (with fitted blinds) to the rear garden. An archway leads to a small utility area with space for white goods, boiler cupboard and wall cupboard, and a cloakroom.

The first floor landing has loft access, and all 3 bedrooms have fitted window blinds. Bedroom 1 has built-in mirrored wardrobes, fitted bedside cabinets and an en suite shower room. Bedroom 2 is a double room overlooking the greenbelt, with fitted mirrored wardrobes, and bedroom 3, a single room with a walk-in linen cupboard, also has an open aspect.

There is also a well presented family bathroom.



The detached garage has an up-and-over door and a rubberised floor, and there is a tarmac driveway providing ample off road parking. The front garden has artificial grass and established shrubs, and the rear garden, which extends to about 45ft in depth, has been landscaped for ease of maintenance, with a paved pathway, 2 paved terraces, shingle beds with slate and fern features, exterior power sockets, a pergola with honeysuckle and wisteria, an apple tree and roses.

LOCATION:

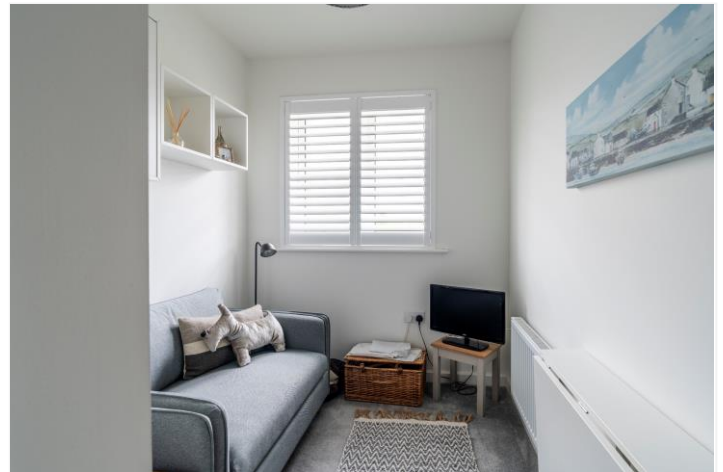
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools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

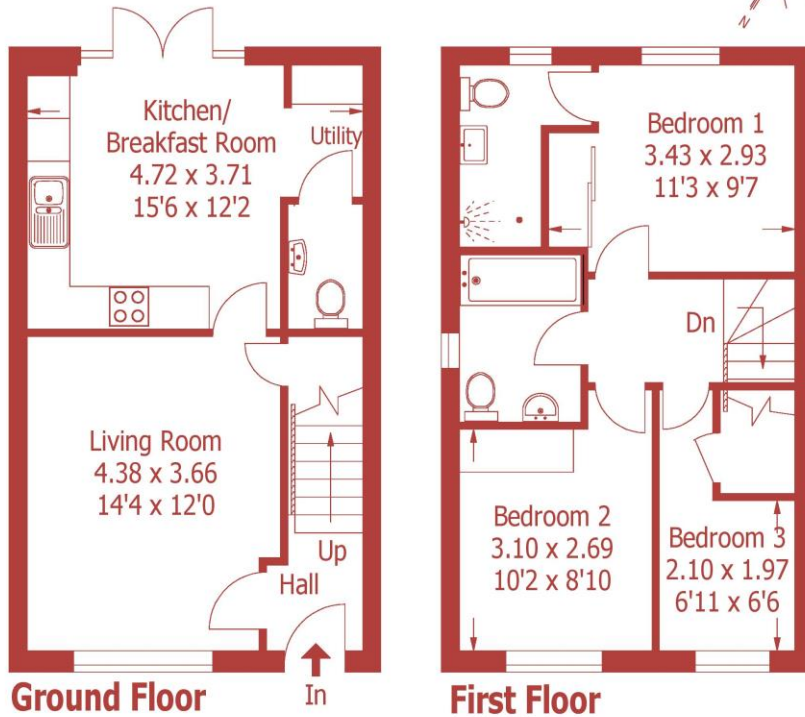
Band D

DIRECTIONS:

From The Square, proceed along West Borough, passing the Tivoli Theatre on the left. Continue ahead through 2 sets of traffic lights, and over Walford Bridge. On the edge of the town, take the second of the two right hand turnings into Bluebell Crescent. Turn left into Beech Way and left into Cowslip Road. At the T-junction, turn right, and the property can be found on the right hand side.



Approximate Gross Internal Area :- 77 sq m / 830 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		96
(81-91)	B	84	
(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	

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.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

