



15 Larch Wood Avenue, Wimborne
Dorset, BH21 2GE

A well proportioned and beautifully presented 4 double bedroom detached family home with private rear garden, garage and off road parking, situated on the popular Quarter Jack Park, on the outskirts of Wimborne, enjoying easy access to the town centre, delightful riverside walks and well regarded local schools.

PRICE GUIDE:
£625,000 FREEHOLD



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This immaculately presented property includes a large, contemporary style kitchen/dining room with adjacent utility room, a spacious sitting room with a feature fireplace, a study and a cloakroom.

On the first floor, 3 of the 4 bedrooms can accommodate a king size bed, and 2 have built-in triple wardrobes. The principal suite has a contemporary en suite shower room, and there is a separate family bath/shower room.

A driveway provides off road parking and leads to a garage, and there are neatly maintained gardens to front and rear.





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.



Directions: From Wimborne, proceed east along Leigh Road, continuing ahead at the crossroads with St Johns Hill and Avenue Road. Proceed past Northleigh Lane, Leigh Common and Bytheway Field on the left, and turn right into Lonsdale Road.

Turn left into Strickland Way and take the first turning on the right. Turn first left into Larch Wood Avenue, and number 15 can be found on the left hand side.

Council Tax: Band F

EPC Rating: Band B



Approximate Gross Internal Area :- 154 sq mt / 1653 sq ft

Garage Approximate Gross Internal Area :- 20 sq mt / 218 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



DISCLAIMER:

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