



16 BEAUFORT DRIVE, WIMBORNE, DORSET, BH21 1BB
£485,000 FREEHOLD

A 2 BEDROOM DETACHED BUNGALOW WITH NO FORWARD CHAIN, EXCELLENT OFF ROAD PARKING, AND OUTSTANDING VIEWS FROM THE FRONT GARDEN, SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC ON A POPULAR DEVELOPMENT WITHIN ABOUT HALF A MILE OF WIMBORNE TOWN CENTRE.

SUMMARY:

Built in the 1960s and presented in good decorative condition, the property offers great potential for extension (subject to planning consent) and modernisation. A new gas boiler was installed in 2023, and there is aluminium double glazing.



AT A GLANCE

- NO FORWARD CHAIN
- Outstanding views from the front garden
- Sitting room & dining room/conservatory
- Private, south facing rear garden
- Garage/workshop and excellent off road parking

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DESCRIPTION:

An entrance lobby leads to a hall with a loft access, and an airing cupboard. The spacious sitting room has a fireplace with a gas fire, and glazed doors to a dining room/conservatory (with gabled glass roof and double doors to the garden.)

The well presented modern kitchen has an attractive outlook onto the rear garden, and features units, work surfaces, gas boiler, single oven, ceramic hob, extractor, space for washing machine and fridge-freezer, and door to outside.

Bedroom 1 is a spacious room with an excellent range of fitted furniture, and bedroom 2 is also a double room. The bathroom includes a shower over the bath.

A spacious tarmac driveway provides parking for at least 5 vehicles. The elevated front garden is laid to lawn with established conifers and shrubs, a paved pathway to the front door, and an outstanding view towards Win Green Hill.

There is a detached Marley type garage with up-and-over door, and access to a workshop.



The south facing rear garden offers almost complete privacy and has lawns on 2 levels, with stone steps between, raised stone and brick borders, and a wealth of trees and shrubs.

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:

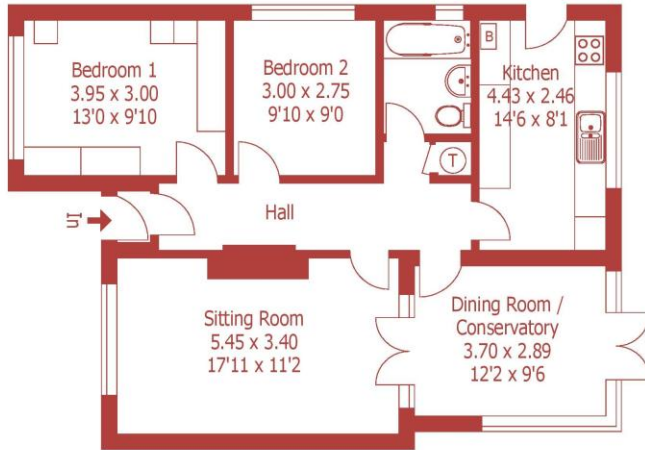
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DIRECTIONS:

From Wimborne Square, proceed along West Borough, staying in the right hand lane. Turn right at the traffic lights into Hanham Road. Proceed ahead at the first roundabout, and, at the next roundabout, turn left into Allenvie Road. Take the second turning on the right into Lacy Drive, and second right again into Beaufort Drive. Number 16 can be found at the head of the cul-de-sac.



Approximate Gross Internal Area :- 80 sq mt / 857 sq ft
 Garage / Workshop Approximate Gross Internal Area :- 22 sq mt / 238 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		
(81-91)	B		
(69-80)	C		75
(54-68)	D	58	
(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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