



4 Westfield Close  
Wimborne  
Dorset, BH21 1ES

A deceptively spacious 4 bedroom detached family house with a south facing rear garden in a sought after, convenient town centre location, close to the Tivoli Theatre and Redcotts Park.

PRICE GUIDE: £825,000  
FREEHOLD

COUNCIL TAX: Band E  
EPC RATING: Band C







Built in 1954 and recently refurbished, the house has a single storey rear extension built in 2018 to provide a nicely proportioned lounge with a vaulted ceiling. The kitchen was re-fitted in 2018 and has a range of integrated appliances. The property also benefits from gas central heating, UPVC double glazing, timber laminate flooring to the majority of the ground floor, an integral garage, ample off road parking and a large timber outbuilding.

The reception hall has an understairs cupboard, a personal door to garage, and a cloakroom.

The family snug features a brick open fireplace. The dining room has a brick open fireplace and an open walkway to a vaulted lounge (with 2 sets of French doors to the rear garden.)



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The modern kitchen features contemporary style units, ample worktops, space for upright fridge-freezer, integrated 5-burner gas hob, extractor, Neff and Bosch electric ovens, dishwasher, washing machine and door to outside.

The galleried first floor landing has an airing cupboard, and access (via a folding timber ladder) to a part boarded loft.

There are 3 double bedrooms, 2 of which face to the rear, a fourth bedroom currently used as an office, with timber laminate flooring, a bathroom and a separate WC.



Outside, a double dropped kerb gives access to a block paved driveway providing ample off road parking. A side gate leads to the nicely enclosed, south facing rear garden which has been landscaped with a level lawn, a range of shrubs and a composite sun deck. The garden also features a large timber outbuilding (with lighting and power) and a timber shed.



**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 past the Model Town to the 'Pye Corner' roundabout, and take the second exit into Victoria Road, towards Blandford. Take the second turning on the right into Westfield Close.







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



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