



8 Lewens Close  
Wimborne, Dorset, BH21 1JJ

This beautifully presented 3 bedroom semi-detached house is situated in a private cul-de-sac, on a select development within a few moments' level walk of many town centre amenities, with attractive brick paved walkways and mature borders leading to each home.

PRICE GUIDE: £539,000  
FREEHOLD

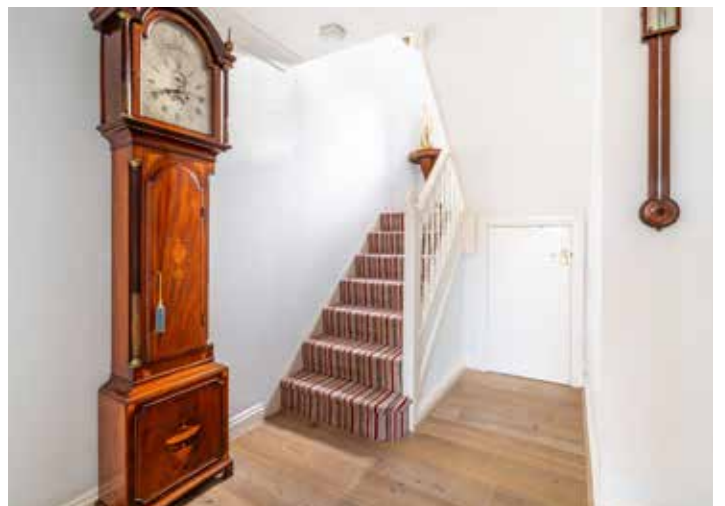




As you approach the property, there is a double glazed front door leading through to a reception hall with an understairs cupboard, engineered wood flooring, and a ground floor cloakroom.

To the right, there is a stylish, modern fitted kitchen/ breakfast room (installed in 2020) comprising an excellent range of handleless gloss units with lovely quartz worktops, P-shaped breakfast bar, full length fridge and freezer, Bosch induction hob with Elica extractor above, feature decorative splash-back (showing sites of a silhouetted London), Neff 'Slide & Hide' oven, Neff 'Slide & Hide' Combi oven with plate warmer, pull-out bin drawer, integrated Neff dishwasher, Quooker hot tap, doors to the garden, and a window over the sink enjoying an outlook to the front aspect.

Your living room features an attractive modern fireplace (with inset remote controlled gas fire), engineered wood flooring, a shuttered window, and shuttered doors to the conservatory.



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This large, attractive P-shaped conservatory is a lovely reception area with separate electric radiators giving use of this room all year round, a tiled roof (with 2 skylights), 2 pairs of doors to the garden, and enjoys views of the garden on three sides giving a feeling (even on the worst day) of being able to sit in your garden.

From the reception hall, as you ascend the stairs, there is a half landing (with a shuttered window) leading to the first floor landing with access to loft space. There are 3 bedrooms, all of which are double bedrooms, and a fully tiled family shower room comprising a large corner shower, pedestal wash hand basin, WC, heated towel rail, electric underfloor heating, and a shuttered window.



The main bedroom enjoys a dual aspect with shuttered windows overlooking the front elevation and the rear garden, with a range of fitted wardrobes and engineered wood flooring.

Bedroom 2 also enjoys a shuttered window overlooking the rear garden.



The third bedroom is currently used as a music room, with a shuttered window to the front aspect, and an airing cupboard housing the hot water tank and shower pump.

To the front of the property, a side gate gives access to the rear garden where there is a large patio area ideal for al fresco dining with doors to the kitchen and conservatory. The attractive, well maintained garden is a feature of the property having well stocked flower and shrub borders edged with dwarf brick walls which are illuminated with a professional lighting system installed, a corner pond, a raised bank area, timber shed, small aluminium greenhouse, and outside power sockets.

There is a garage in a small nearby block which has an up-and-over door under a pitched tiled roof (it does not have power or lighting), and visitors' parking.

The property benefits from gas central heating, and all mains services.





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



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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 the roundabout near the Quarterjack health practice, proceed down Leigh Road. Just before St Johns Church, turn left into Legg Lane. Turn left into Parkwood Road. At the far end, turn right into Lewens Close.

**COUNCIL TAX:** Band E

**EPC RATING:** Band C







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