



5 ST MARGARETS CLOSE, WIMBORNE, DORSET, BH21 1NA  
**£625,000 FREEHOLD**

## **A WELL PRESENTED, SPACIOUS 2 BEDROOM, 4 RECEPTION ROOM DETACHED BUNGALOW WITH A SOUTH FACING GARDEN, AT THE END OF A SMALL CUL-DE-SAC WITHIN HALF A MILE'S WALK OF WIMBORNE SQUARE.**

As well as being conveniently situated for the town centre, St Margarets Close is opposite Wimborne Hospital and adjacent to Redcotts Park.

This well maintained, interestingly designed bungalow features a recently fitted contemporary kitchen/breakfast room, a large rear conservatory, a lounge, a dining room, a study, a bathroom and an en suite shower room.

There is a beautifully presented, private south facing rear garden, a large integral garage/store room, ample off road parking, a timber summerhouse and a workshop. The bungalow also benefits from gas central heating and double glazing.

### **AT A GLANCE**

- 2 spacious double bedrooms
- En suite shower room & family bathroom
- Lounge, dining room, study & conservatory
- Garage, off road parking & south facing rear garden
- Half a mile from Wimborne Square





## DESCRIPTION:

A large, glazed entrance porch (with 2 outside doors) leads to a reception hall. The spacious lounge has a fireplace with inset gas fire and 2 windows overlooking the garden. An archway gives access to a dining room with a sliding door to a conservatory (with doors to the garden on 2 sides.)

The impressive kitchen/breakfast room has been fitted with contemporary units, quartz worktops, large square bay window with bench seating and breakfast table, Blomberg fridge-freezer, space and plumbing for washing machine, Neff induction hob, extractor, electric oven, microwave, and plumbing for dishwasher.

The central hall, which has 2 loft accesses and an airing cupboard, gives access to a study (with patio door to the rear garden) and 2 spacious double bedrooms, both of which have fitted wardrobes.

Bedroom 1 has an en suite shower room, and bedroom 2 has an attractive square bay window, and there is also a fully tiled family bathroom.





A driveway provides off road parking and leads to the garage which has electric door, glazed rear door, lighting, power points, Worcester gas central heating boiler and rear storage area. There is also a separate hardstanding for further parking.

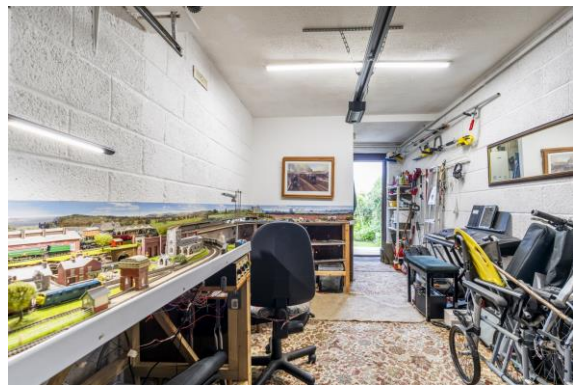
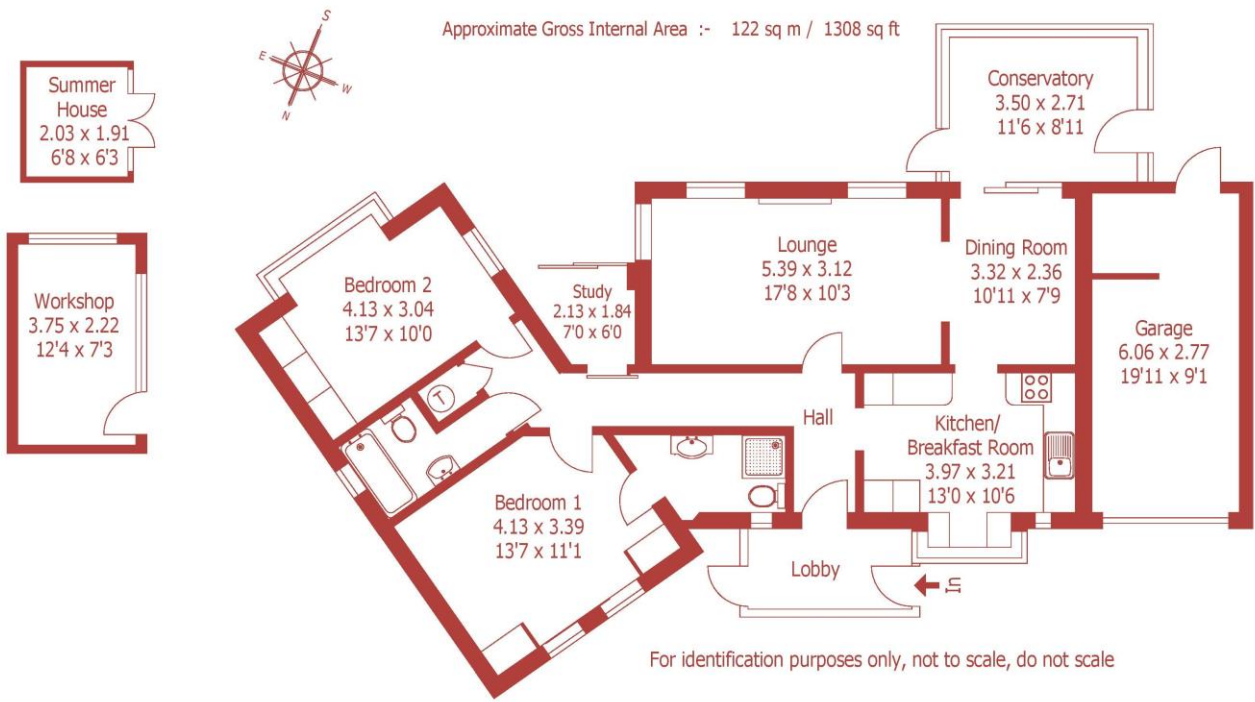
Gates at either side of the bungalow lead to the south facing rear garden which is immaculately presented and provides a large degree of privacy. It is lawned, with a patio, a timber summerhouse, a shed, a pergola, a kitchen garden area and a workshop/tool shed.

**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.

**COUNCIL TAX:** Band E

**DIRECTIONS:** From the 'Pye Corner' roundabout between The Minster Arms and The Green Man pubs, proceed into Victoria Road, towards Blandford. Proceed past Victoria Hospital on the left, and turn right into St Margarets Close.





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		
(95-100) <b>A</b>		
(81-94) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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