



**White Heather
2 Boundary Drive, Wimborne
Dorset, BH21 2RE**

A spacious 4 bedroom detached bungalow with a south facing rear garden, in a prestigious residential location enjoying easy access to amenities in Colehill and Wimborne.

**PRICE GUIDE: £895,000
FREEHOLD
COUNCIL TAX: Band G
EPC RATING: Band C**



Christopher
Batten

in association with

Winkworth



For sale with NO FORWARD CHAIN and presented in good decorative order, this individual bungalow was built to a high standard of specification about 20 years ago. It has facing brick elevations, an interlocking concrete tiled roof, gas central heating, UPVC double glazing, a pressurised hot water system, a large rear conservatory, 2 en suites and a family bathroom.

There is a spacious reception hall with built-in coat and airing cupboards and access to the roof space.

Double doors lead to a nicely proportioned sitting room with a decorative fireplace and electric fire, a shelf unit and double doors to a spacious conservatory (with French doors to the rear garden.)

The spacious kitchen/breakfast room includes modern units and worktops, integrated fridge-freezer and dishwasher, Stoves gas hob, Neff extractor, Stoves double oven, fitted dresser unit, and further French doors to the conservatory.



 2  4  3



There is also a utility room with sink, space for washing machine and tumble dryer, Glow Worm gas central boiler, door to outside, and door to the garage.

To the front there is a dual aspect dining room/bedroom 4, and bedroom 1, which has fitted wardrobes and drawers, and an en suite bathroom. Bedroom 2, at the rear, has fitted wardrobes and drawers, and an en suite shower room, bedroom 3 has fitted wardrobes, and there is a family bathroom.

A wide driveway provides ample off road parking and leads to an integral double garage with electric up-and-over door, lighting and power. The front garden is bounded by a low brick wall and predominantly lawned. Gates at either side of the bungalow lead to the south facing rear garden which is nicely enclosed, with a paved patio, lawns and well stocked borders.

Location: Boundary Drive is a sought after residential setting adjacent to Colehill Cricket Ground, enjoying easy access to local shops and schools in Colehill. It is about 0.7 miles from the Waitrose store at the edge of Wimborne town centre.



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 up Rowlands Hill. At the small roundabout, bear left and continue up the hill towards Colehill. Just past the cricket ground, turn left into Greenhill Lane. Boundary Drive is the next turning on the left and White Heather is the second property on the left hand side.



Approximate Gross Internal Area > 187 sq m / 2015 sq ft



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth