



17 WHEATSHEAF ROAD, WIMBORNE, DORSET, BH21 4FX  
**£375,000 FREEHOLD**

**A WELL PRESENTED 3 BEDROOM END OF TERRACE HOUSE BUILT ABOUT 3 YEARS AGO, WITH A SOUTH FACING REAR GARDEN AND OFF ROAD PARKING FOR 3 VEHICLES, SITUATED AT THE EDGE OF WIMBORNE AND YET JUST OVER HALF A MILE'S LEVEL WALK FROM THE SQUARE.**

**SUMMARY:**

Tastefully presented throughout, with Karndean flooring, oak internal doors, gas central heating, UPVC double glazing, and a nicely enclosed, south facing rear garden, the house has the remainder of its 10-year NHBC warranty.

**AT A GLANCE**

- Contemporary kitchen/dining room
- Bathroom, en suite shower room & cloakroom
- Off road parking for 3 vehicles
- South facing garden
- Easy access to Wimborne town centre

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)







## DESCRIPTION:

The entrance hall leads to an attractive living room to the front with an under stairs cupboard. Across the rear of the house, the light and airy kitchen/dining room has French doors to the rear garden, contemporary units, ample worktops, integrated dishwasher, gas hob, extractor, Zanussi electric oven, and space for fridge-freezer. There is a utility area with space and plumbing for washing machine, and cupboard containing the gas boiler, and door to the downstairs cloakroom (with WC and wash basin.)

The first floor landing has a loft access and a built-in cupboard. Bedroom 1 has an en suite shower room, bedroom 2 overlooks the rear garden, and bedroom 3 has a shelved alcove. There is also a family bathroom.

There is a shingle bed and a lawned area to the front of the property. A long driveway beside the house provides off road parking for 3 vehicles. A side gate provides access to the nicely enclosed, south facing rear garden which has a porcelain tiled patio, a lawn, a raised shrub bed, exterior lighting 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.

**COUNCIL TAX:** Band D

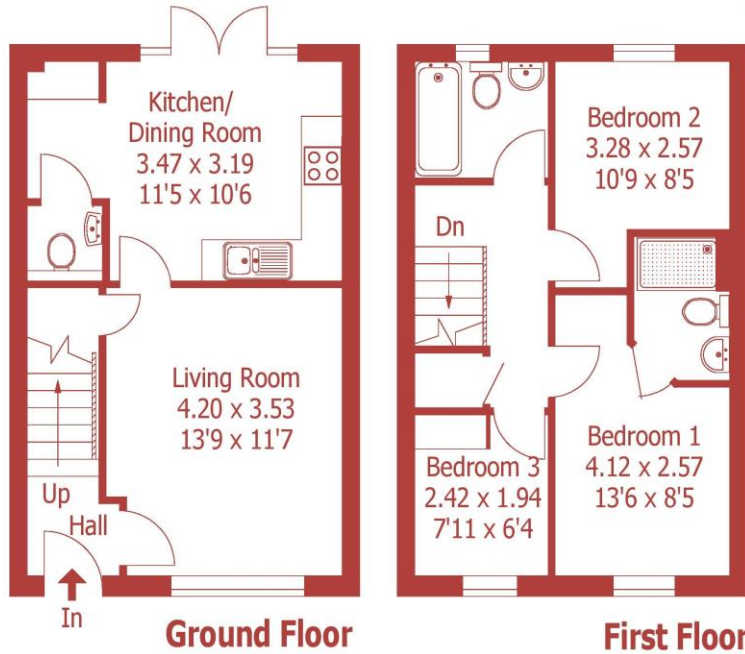
## DIRECTIONS:

From Wimborne town centre, proceed along West Borough, passing the Tivoli Theatre on the left. Proceed ahead at the junction with Stone Lane, and over Walford Bridge. Take the second turning on the left into Wheatsheaf Road.





Approximate Gross Internal Area :- 71 sq m / 764 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		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten 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 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.

Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

