



16 PARMITER DRIVE, WIMBORNE, DORSET, BH21 2BP  
£595,000 FREEHOLD

## A WELL PRESENTED 4 BEDROOM DETACHED CHALET STYLE HOUSE WITH A WESTERLY FACING REAR GARDEN, IN A QUIET, ESTABLISHED RESIDENTIAL AREA ABOUT 1 MILE'S LEVEL WALK FROM WIMBORNE TOWN CENTRE.

### SUMMARY:

In recent years this spacious property has been extended and remodelled, creating a comfortable and flexible home. It benefits from ample off road parking, gas central heating (with a recently fitted boiler), and UPVC double glazing.

An enclosed entrance porch leads to a spacious reception hall an excellent range of cupboards. The nicely proportioned dual aspect sitting room has French doors to the rear garden.

### AT A GLANCE

- Within about a mile of the town centre
- Westerly facing rear garden
- Open plan kitchen/dining room
- Nicely proportioned sitting room



## DESCRIPTION:

The open plan kitchen/dining room features modern units, granite surfaces, Belling electric range cooker, extractor, microwave, integrated dishwasher and space for an American style fridge/freezer. The dining area enjoys a triple aspect, with a casement door leading out to a patio ideal for al fresco dining.

The dual aspect principal bedroom is a large double room with a built-in double wardrobe, and a well appointed, modern en suite shower room. Bedroom 4 is also a double, overlooking the rear garden, and there is a modern family bathroom (with shower over the bath.)

The semi-galleried first floor landing has a study area (with fitted desk and bench seating), 3 Velux windows, and a cupboard housing a recently fitted Alpha combination boiler. The second bedroom overlooks the rear garden and has fitted wardrobes and chest of drawers, Velux window, and access to eaves storage space. Bedroom 3 has a feature gabled window to the front, a Velux window, and fitted furniture including wardrobes and a desk. There is also a separate shower room.



The open plan front garden has a driveway leading to a large parking area. Access at the side leads the rear of the property where there is a former detached garage (with up-and-over door, lighting, power points, and a side door to the rear garden.) The nicely enclosed, westerly facing rear garden affords a fair degree of privacy and is principally lawned, with a patio and seating area.

### LOCATION:

Parmiter Drive is situated opposite Leigh Common, and is within about 1 mile of the 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.

### COUNCIL TAX:

Band D

### DIRECTIONS:

From Wimborne, proceed east along Leigh Road for about 3 quarters of a mile. As you approach Leigh Common on the left hand side, turn right into Parmiter Drive, and number 16 can be found a short distance along on the right hand side.



