



101 WIMBORNE ROAD WEST, WIMBORNE, DORSET, BH21 2DH  
£464,950 FREEHOLD

## A 3 BEDROOM DETACHED FAMILY HOUSE WITH OFF ROAD PARKING, CARPORT AND DOUBLE GARAGE.

### SUMMARY:

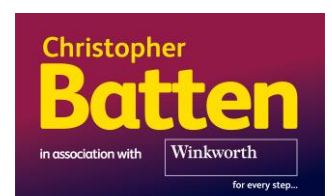
A single storey rear extension offers scope for improvement, and the house benefits from gas central heating, UPVC double glazing and a private rear garden.



### AT A GLANCE

- Car port and double garage
- Private rear garden
- Spacious kitchen/breakfast room
- Study/bedroom 4
- Sitting room, dining room and entertainment area

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## DESCRIPTION:

A large glazed entrance porch leads to the reception hall. The sitting room has a large square bay window, a gas fire and a walkway through to a dining room with a boiler cupboard and a wall mounted gas convector heater. Off the dining room is an entertainment area with bar and fitted shelving, and a cloakroom.

The spacious kitchen/breakfast room includes a built-in pine dresser, units, worktops, space and plumbing for washing machine, fridge-freezer and cooker, and door to the rear garden. Off the kitchen is a study/bedroom 4.

An open tread staircase leads to a first floor landing with loft access. Bedroom 1 has fitted wardrobes and a square bay window, and bedroom 2 has fitted wardrobes and a wash basin. There is a third bedroom to the front, and a bathroom to the rear.

An established hedge screens the property from the road and a driveway provides off road parking. An up-and-over door gives access to a side carport. To the rear of the house there is a large double garage with up-and-over door and power points.



A crazy paved patio and footpaths lead to a rear terrace. Established hedges provide privacy in the rear garden, which has lawns, shrubs, a chicken run and a water tap. Beyond the rear hedge there is access to the rear garden fence.

### LOCATION:

The property is situated close to a convenience store, and just over 2 miles from Wimborne town centre, which has a comprehensive range of retail, education and leisure amenities. The centre of Ferndown also offers a wide range of facilities. There is easy access to the A31 towards Southampton and London, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

### COUNCIL TAX:

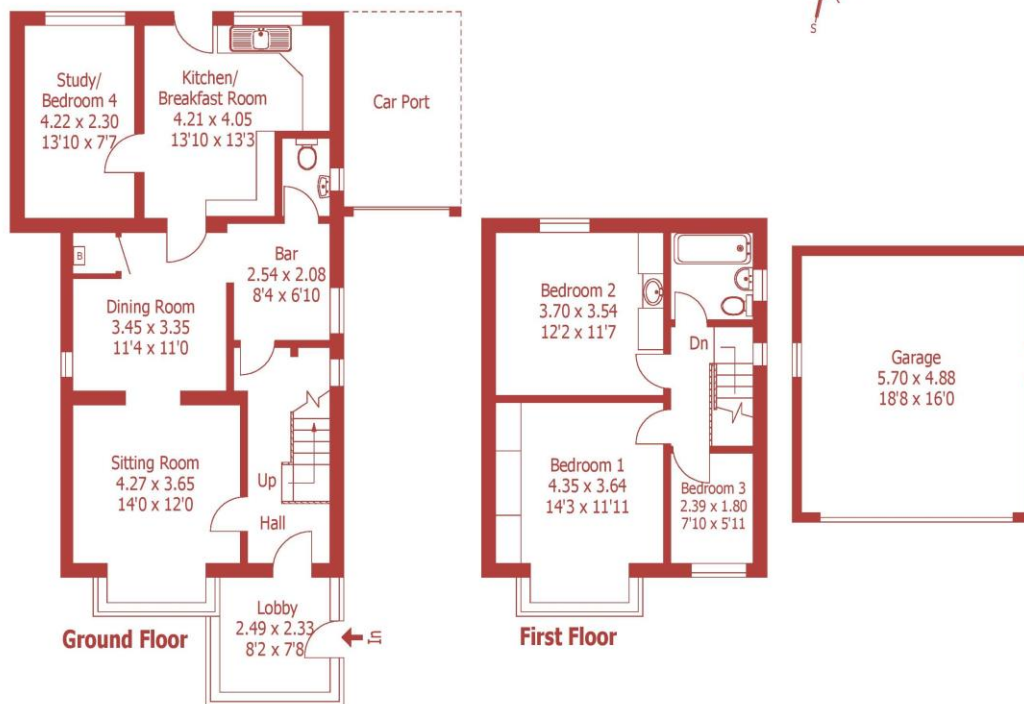
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### DIRECTIONS:

From Wimborne town centre, proceed along Leigh Road, which becomes Wimborne Road West. Number 101 can be found on the left hand side, just before the convenience store at the junction with Stapehill Crescent.



Approximate Gross Internal Area :- 121 sq m / 1304 sq ft  
 Garage Approximate Gross Internal Area :- 28 sq m / 299 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		83
(81-91)	B		
(69-80)	C		
(54-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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