



2 Beaufort Drive,
Wimborne, Dorset, BH21 1BB

A beautifully refurbished 2 double bedroom detached bungalow with ample off road parking, a double garage and a south facing rear garden.

PRICE GUIDE: £550,000
FREEHOLD

Council Tax: Band E

EPC Rating: Band B



Christopher
Batten

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The property benefits from gas central heating, replacement UPVC double glazing, and solar panels generating an annual income from the National Grid of about £2,000.

Shallow steps lead up to the front door which opens onto a large, open plan reception hall, leading onto a delightful lounge area. An opening leads to a glazed garden room with double doors and a lovely outlook over the garden.

The open plan kitchen/breakfast room has recently been re-fitted, and includes Shaker style units, ample worktops, space for range cooker with extractor above, and integrated dishwasher and fridge-freezer.

There is a central hallway with a coat cupboard, and a retractable ladder to a partly boarded loft (with fitted light.) The fully tiled utility room has space and plumbing for washing machine, and space for tumble dryer, and there is an adjacent modern cloakroom.





The beautifully decorated bedrooms have built-in/fitted wardrobes, and there is an impressive, spacious bath/shower room with a large, walk-in shower, a double-ended bath, a WC and a wash basin.

A block paved driveway provides ample off road parking and leads to an integral double garage with electric up-and-over, door, light, power points and EV charging point. The front garden has a raised rockery, and there is access at both sides of the bungalow. On one side there is a useful covered storage area.

The tidily kept south facing rear garden has a timber sun deck, well stocked borders and a lawn, and is nicely enclosed, affording a fair degree of privacy.



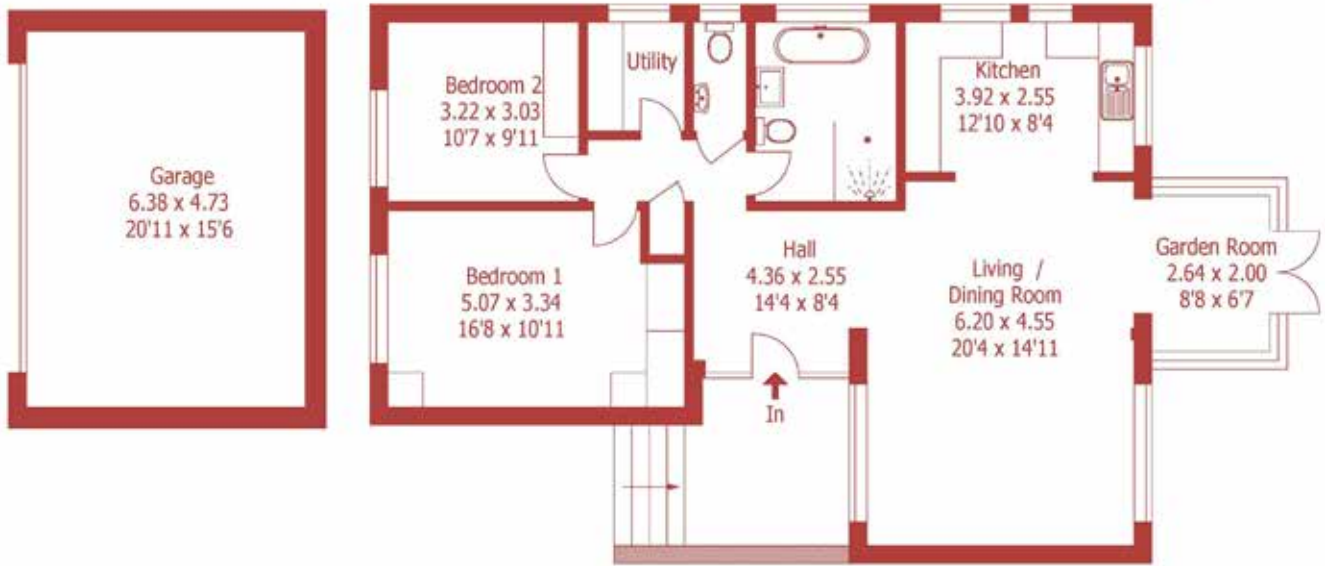
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

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 town centre, proceed to the roundabout beside Wimborne Fire Station and turn into Allenvie Road. Take the second turning on the right into Lacy Drive, and take the second turning on the right into Beaufort Drive. Number 2 can be found at the bottom of the hill, on the right hand side.



Approximate Gross Internal Area :- 97 sq m / 1049 sq ft
Garage Approximate Gross Internal Area :- 30 sq m / 327 sq ft



For identification purposes only, not to scale, do not scale



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