



5 BROOKSIDE ROAD, WIMBORNE, DORSET, BH21 2BL
£550,000 FREEHOLD

A DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, IN A QUIET RESIDENTIAL CUL-DE-SAC.

SUMMARY: 5 Brookside Road is a beautiful traditional bungalow set in mature grounds and gardens offering flexible accommodation with three double bedrooms, a long driveway provides ample off road parking and leads to a garage and a large, private, neatly maintained garden with an outbuilding/workshop. Brookside Road is within level walking distance of Wimborne town centre and enjoys easy access to local walks at Bytheway Field and beside the River Stour. NO FORWARD CHAIN.

AT A GLANCE

- Lounge, dining room & conservatory
- Modern kitchen breakfast room
- 3 bedrooms & 3 bathrooms
- Large, private garden, garage & workshop



DESCRIPTION: A large central reception hall leads to all ground floor rooms. A central archway leads to a lounge with a fireplace and a large picture window overlooking the front gardens. The spacious kitchen/breakfast room has an excellent range of units and solid oak worktops, a breakfast bar, Neff gas hob, extractor above, Diplomat electric double oven, space and plumbing for dishwasher and washing machine, space for fridge-freezer, cupboard housing a Glow Worm gas boiler, and door to the rear garden.

Bedroom 1 has fitted wardrobes and an en suite shower room. Bedroom 2 is a spacious double room, currently used as a home office, and there is a shower room with shower, wash basin and WC. There is another room currently set out as a dining room which could be a third double ground floor bedroom with a sliding patio door to the rear conservatory which has a ceramic tiled floor and a door to the garden.

Via a paddle staircase you have a further two rooms, to the right is a double bedroom with Velux style windows and an en suite bathroom with, bath, WC, wash basin and fitted wardrobes. You also have a small study with a roof light, and a door to a roof storage area.



The large open plan front garden is lawned, and a wide driveway leads to a large garage at the side (with electric door, lighting, power and up-and-over door at the rear.) A side gate leads to the rear garden which has a substantial outbuilding/workshop (with up-and-over door, lighting, power and personal side door.) The garden is nicely enclosed, affording privacy, and has a large terrace, a raised timber sun deck, a shaped lawn interspersed with shrubs, well stocked borders and a further patio.

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.

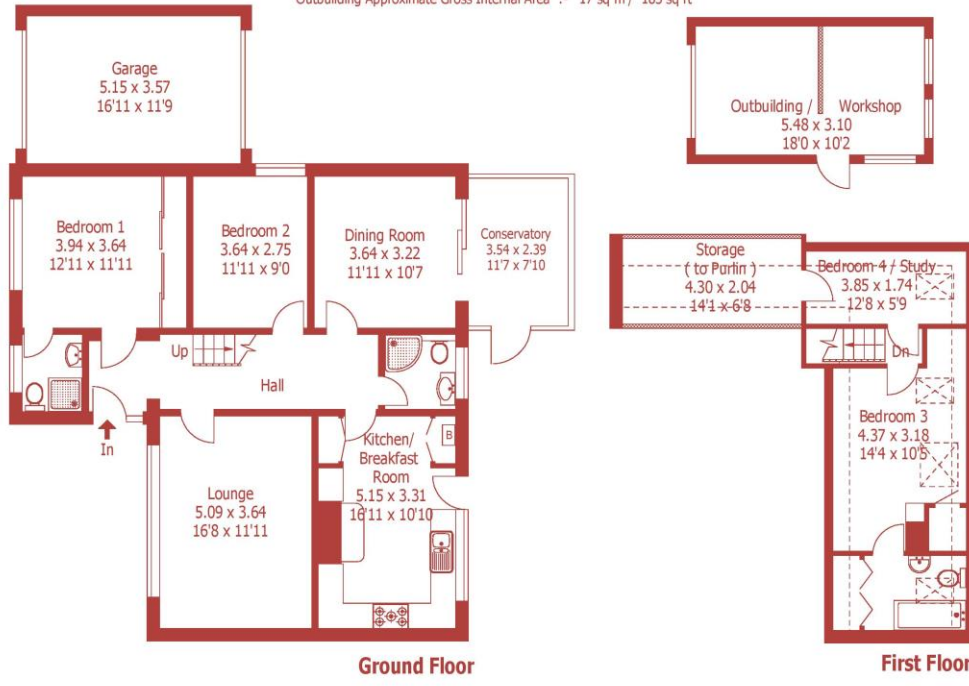
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX: Band E

DIRECTIONS: From Wimborne, proceed in an easterly direction along Leigh Road towards Ferndown. Just before leaving the town, with Leigh Common on the left, turn right into Parmiter Road, and immediately left into Brookside Road. The property can be found on the left.



Approximate Gross Internal Area :- 135 sq m / 1454 sq ft
 Excluding Storage
 Garage Approximate Gross Internal Area :- 18 sq m / 198 sq ft
 Outbuilding Approximate Gross Internal Area :- 17 sq m / 183 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(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 |

christopherbatten.co.uk

