

Christopher
Batten



15 Griffin Close
Wimborne, BH21 2FE
£550,000 Freehold



A beautifully presented 4 bedroom, 3 storey detached family home which is one of only two similar homes on this attractive development built by Charles Church in 2014, on the banks of the River Stour and within 1 mile of Wimborne town centre

Features include an attached garage, a professionally landscaped, private rear garden, and a versatile kitchen/dining area with sliding pocket doors separating it from the living room. The house is connected to all mains services and has gas central heating and double glazing.

Entrance hall

Under stairs storage space

Cloakroom

WC, wash basin and coat hanging space

Living room

Pocket doors to the kitchen.

Kitchen/dining room

Karndean flooring, 2 pairs of casement doors to the rear garden, island with storage space below, comprehensive range of contemporary high gloss units, black work surfaces, graphite sink, water filter tap, waste disposal unit, concealed LED lighting, oven and grill, ceramic induction hob, extractor, glass splashplate, integrated larder fridge and drawer freezer, wine chiller, dishwasher, space for washing machine and dryer, and space for table and chairs

L-shaped first floor landing

Airing cupboard

Bedroom 2

A double room





Bedroom 3

A double room

Bedroom 4

Fitted mirrored wardrobe

Family bathroom

Bath with shower over, wash basin and concealed cistern WC

Bedroom 1

On the second floor there is a spacious principal bedroom with an excellent range of high quality fitted furniture (including wardrobes, drawers, shelves, cupboards and bedside cabinets)

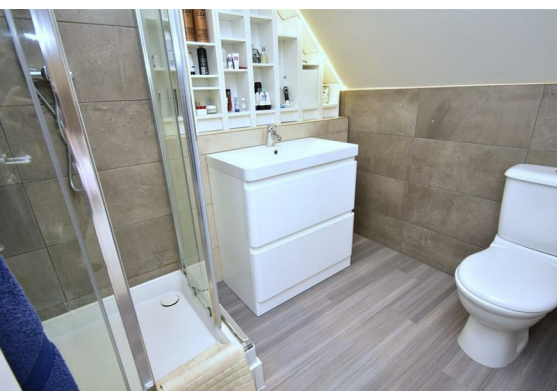


En suite shower room

Fully tiled shower cubicle, wash basin, WC, LED lighting and fitted wall mirror

Outside

The attached single garage has an up-and-over door, lighting, power points, and storage space in the gabled roof, and the front garden has a hedge and shrubs. The well presented, private rear garden (with direct access via garage) has a small lawn, established shrubs, paved terrace, composite deck, bench seating, raised beds and hot and cold water tap



Directions

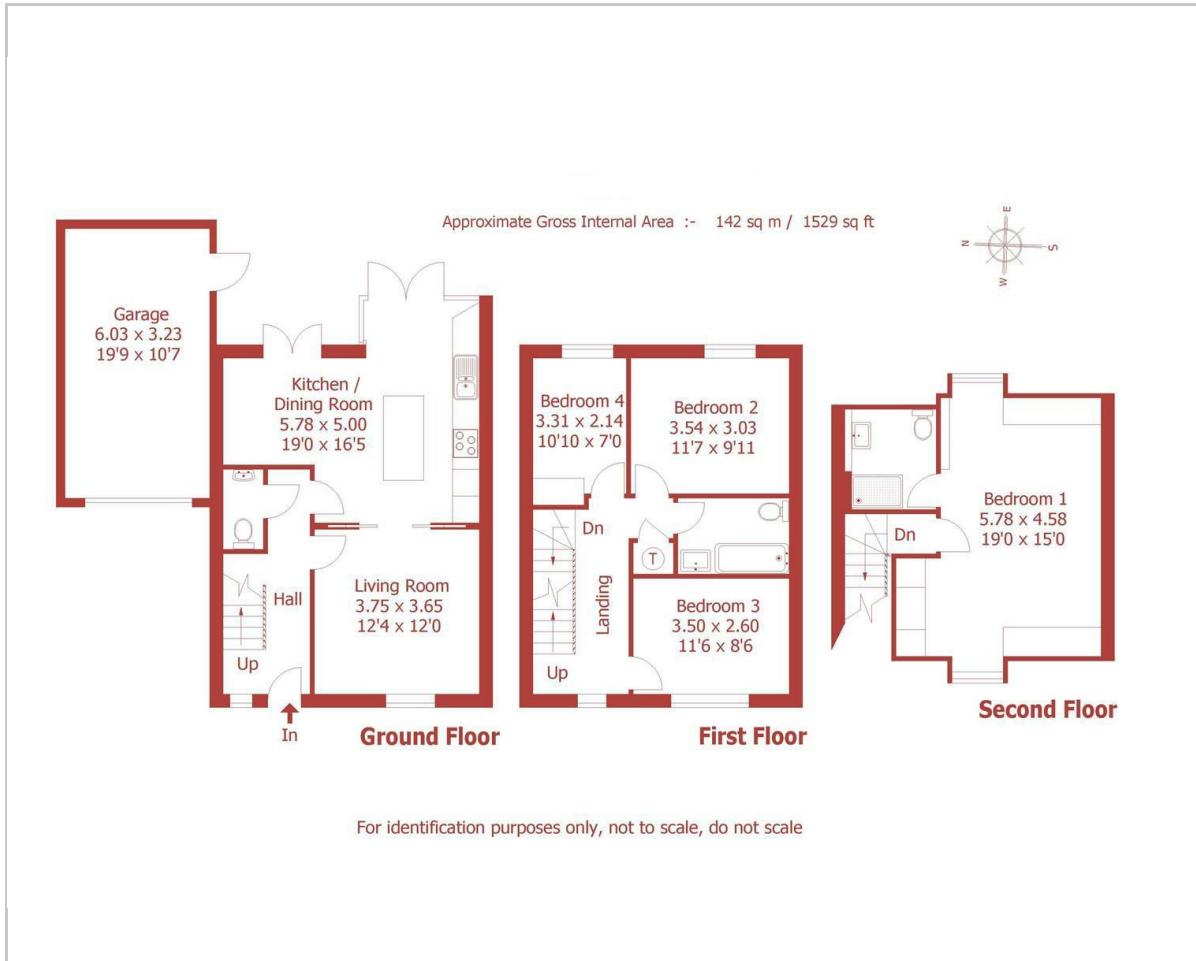
From Wimborne, proceed along Leigh Road and turn right into Gordon Road. Turn right into Hardy Crescent and continue straight ahead into Griffin Close. The property can be found on the left hand side

Council Tax

Band E



Floor Plan



Viewing

By prior arrangement through Christopher Batten

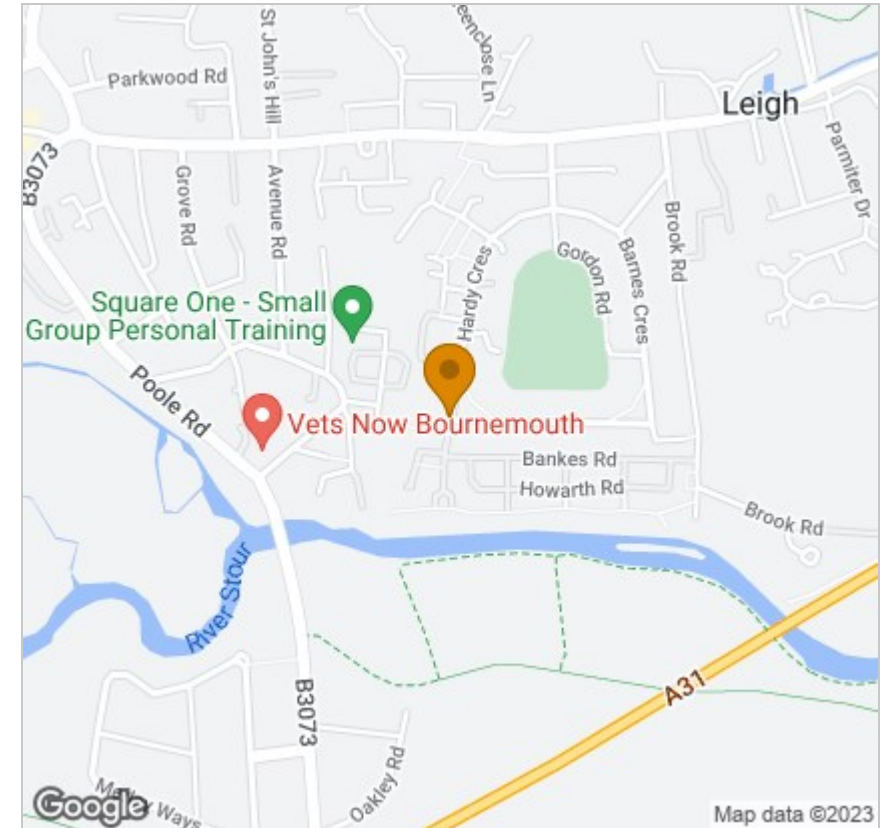
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Area Map



Energy Efficiency Graph

