



12 GRIFFIN CLOSE, WIMBORNE, DORSET, BH21 2FE  
**£390,000 FREEHOLD**

**A WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE ON THE WATERS EDGE DEVELOPMENT BUILT BY CHARLES CHURCH IN 2016, CLOSE TO SCENIC RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR WITH VIEWS ACROSS OPEN COUNTRYSIDE, AND ABOUT 1 MILE LEVEL WALKING DISTANCE OF WIMBORNE'S MANY TOWN CENTRE AMENITIES.**

#### **SUMMARY:**

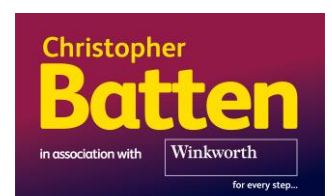
The property benefits from a modern kitchen, lounge/dining room, 3 bedrooms (one of which has an en suite shower room), family bathroom, private garden, attached garage, gas central heating, LVT flooring throughout the ground floor, and has the remainder of its 10-year building warranty.



#### **AT A GLANCE**

- Well presented
- On the Waters Edge development
- About 1 mile level walking distance of the town centre
- Ground floor cloakroom, family bathroom and en suite shower room
- Garage

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## DESCRIPTION:

As you approach 12 Griffin Close, the front garden is bordered by black heritage rails, with mature shrub borders, and a stone path leads to the front door.

The entrance hall leads to a ground floor cloakroom, lounge/dining room, kitchen, and stairs rising to the first floor.

The modern kitchen comprises a range of units giving lots of storage space, integrated dishwasher, AEG oven, 4-burner gas hob with extractor over, space for freestanding fridge/freezer and washing machine, and a sink which enjoys an outlook over the front garden.

There is a lounge/dining room which has a window and French doors opening onto the garden terrace ideal for al fresco dining, as well as a range of useful understairs storage cupboards.

From the entrance hall, stairs lead to the spacious landing with access to roof space.





The main bedroom is a bright and spacious double bedroom enjoying a front aspect, with built-in wardrobes, a large airing cupboard housing the Glow-Worm boiler, and an en suite shower room comprising a large shower, heated towel rail, WC, and wash basin.

Bedroom 2 is a double sized bedroom (currently used as a child's bedroom) with a rear aspect, and the third bedroom is a single bedroom also with a rear aspect. There is a family bathroom comprising a white suite (with a Mira shower over bath and glazed screen), WC, wash basin, and radiator.

The driveway leads to the garage which has an up-and-over door, power and lighting, and a rear courtesy door to the garden. To the rear of the garage, an area has been temporarily set up as a home office with underfloor heating and space for office furniture.

The rear garden is enclosed by wooden fences to the sides and an attractive red brick wall to the rear, with a patio area directly outside the lounge/dining room, and the remainder of garden is laid to lawn with attractive flower borders.

### LOCATION:

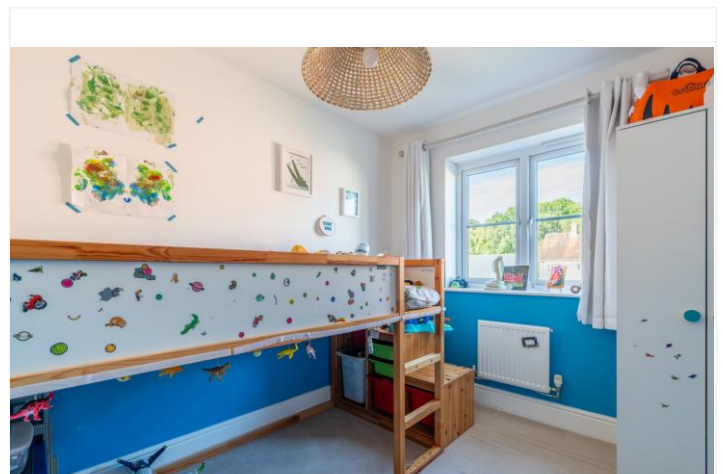
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools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

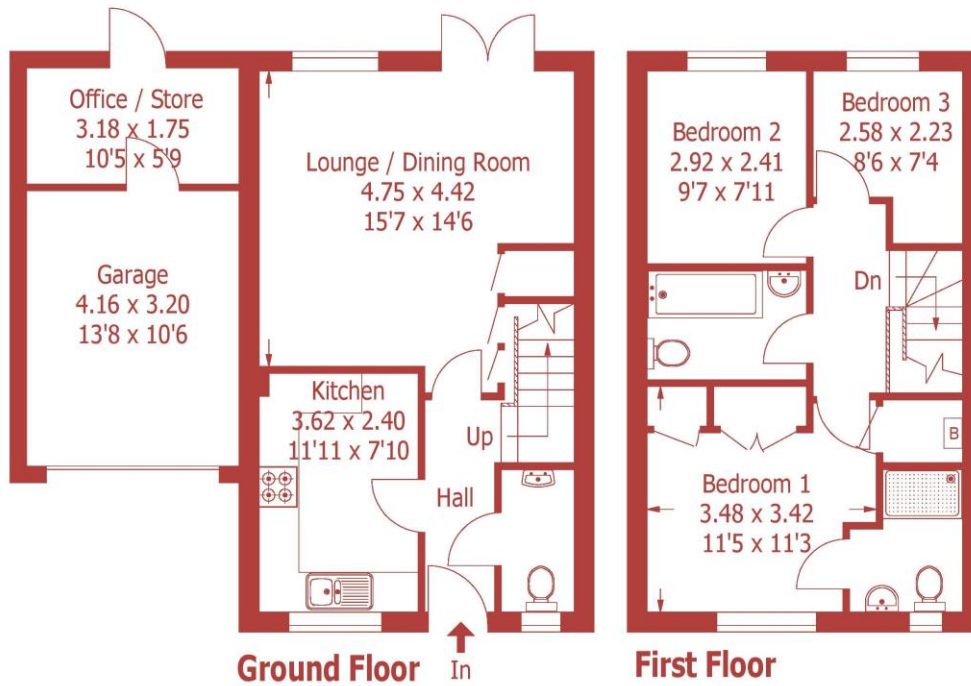
### DIRECTIONS:

Directions: From Wimborne, proceed along Leigh Road and turn right into Brook Road. Turn right into Howarth Road. At the far end, turn left into Griffin Close, and number 12 can be found on the right hand side, opposite the landscaped green.





Approximate Gross Internal Area :- 98 sq m / 1058 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 |   |                         |           |
| (95-100)                                    | A |                         | 95        |
| (81-94)                                     | B | 83                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (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.

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