



7 Courtenay Drive, Wimborne,
Dorset, BH21 1BD

An immaculately presented 3 double bedroom detached bungalow at the head of a quiet cul-de-sac, in an elevated position with views of Wimborne Minster and the town centre.

Situated on the fringe of the town, just over half a mile from The Square, the bungalow is beautifully appointed throughout and has a stunning, well stocked, private garden.

PRICE GUIDE: £635,000

FREEHOLD

Council Tax: Band E

EPC Rating: Band D



Christopher
Batten

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Built in the 1960s, with red brick elevations under a concrete tiled roof, and re-modelled and modernised to a high standard by the current owner, the property's original integral garage has been converted into accommodation and storage, but there is still excellent off road parking for several vehicles.

The L-shaped entrance hallway has space for a workstation, a boiler cupboard housing a Baxi gas boiler, a built-in coat cupboard, and access to the loft.

The lounge enjoys a superb view over the garden towards the town centre, and has a feature raised firebox (with overmantel and marble hearth.)

There is a superb kitchen/dining room with space for a sofa and table and chairs, Karndeian flooring, and both sliding and double doors giving an attractive outlook over the terrace and garden.



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The kitchen comprises an excellent range of contemporary kitchen units, quartz work surfaces, breakfast bar, 1.5 bowl stainless steel sink, Neff 'slide & hide' oven, Neff grill/oven, Neff induction hob, and integrated fridge, freezer and dishwasher.

There is also a spacious utility room with work surfaces, ceramic sink, space for white goods, quality flooring, door to outside and door to a cloakroom.

Bedroom 1 has fitted wardrobes and an en suite shower room, bedroom 2 has fitted wardrobes, bedroom 3 is a smaller double room, and there is a family bath/shower room.

A tarmac driveway provides space for several vehicles, and the front of the former garage is now a store (with up-and-over door.) The front garden has established shrubs, trellising, a stone stack wall and mixed hedges, and there is a side gate to a bin storage area.



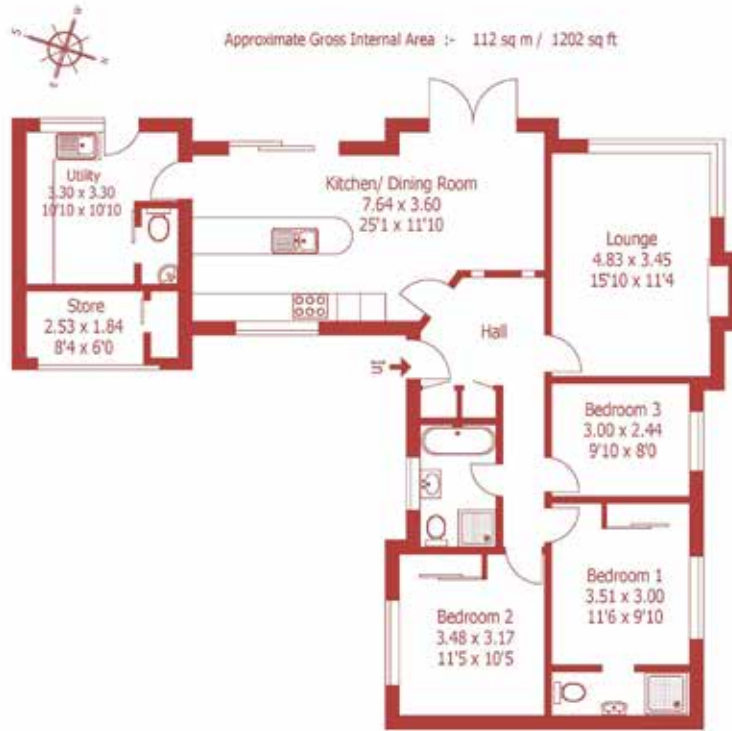
The rear garden is an outstanding feature, being enclosed by high mixed hedges, with a large Indian sandstone entertaining terrace and steps down to the lawn. It includes colourful, well stocked borders, a pond, 3 sheds, a garden storage area, a further paved terrace, a mature oak tree and a younger maple.

Directions: From the roundabout next to Wimborne Fire Station, proceed along Allenvie Road. Take the third turning on the right into Lacy Drive, and the second turning on the left into Courtenay Drive.

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.





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



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