



ROSENEATH, 62 WIMBORNE ROAD WEST, WIMBORNE, DORSET, BH21 2DP  
£495,000 FREEHOLD

## A DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED CHALET BUNGALOW WITH A SOUTH FACING REAR GARDEN, AMPLE OFF ROAD PARKING AND A DETACHED GARAGE.

### SUMMARY:

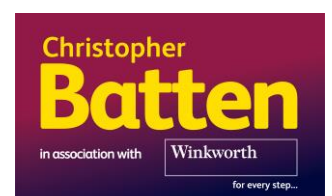
The property is situated on a prime corner plot at the junction with Fernway Close. It has been well maintained, and the kitchen was re-fitted and a new gas central heating boiler installed in 2022. It also benefits from UPVC double glazing and low maintenance grounds.



### AT A GLANCE

- Modern kitchen & ground floor bathroom
- 2 first floor bedrooms & en suite
- Dining room & ground floor bedroom
- Extensive parking & garage
- Low maintenance south facing rear garden

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## DESCRIPTION:

An enclosed entrance porch leads to a reception hall. The dual aspect lounge has a decorative stone fireplace, and a patio door to the rear garden, and there is a separate dining room with under stairs cupboard and double wardrobe.

The kitchen, which has a door to the rear garden, was re-fitted (and a new Baxi gas boiler installed) in 2022, with modern units and worktops, gas hob, extractor hood, electric oven and integrated fridge-freezer.

Bedroom 1 is a spacious double room, and the ground floor bathroom was re-fitted about a year ago. From the hall, stairs lead to the first floor landing. Bedroom 2 has fitted wardrobes and an en suite shower room, and bedroom 3 has access to eaves storage cupboards.

There is a large parking area to the front, and the driveway continues to a detached garage with up-and-over door, power and lighting. To the rear of the garage there is a hobbies room/home office.



The nicely enclosed, south facing rear garden has been paved for ease of maintenance in a mediterranean courtyard style, with a water tap, a sun awning, a timber gazebo and a shed.

### LOCATION:

Local shops are easily accessible in Hayes Lane and Dales Drive, and Wimborne town centre is within less than 2 miles. 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

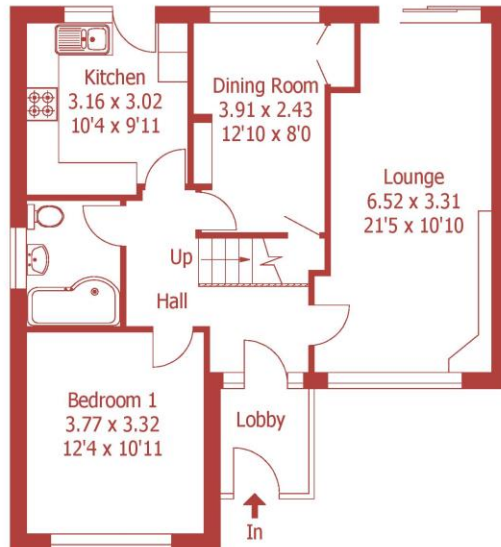
### DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Proceed past the petrol station (at the junction with Hayes Lane) on the left, and number 62 can be found on the right hand side, at the junction with Fernway Close.





Approximate Gross Internal Area :- 104 sq m / 1115 sq ft  
 Garage / Workshop Approximate Gross Internal Area :- 26 sq m / 278 sq ft



**Ground Floor**



**First Floor**

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.



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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