

Christopher
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56 East Borough
Wimborne, BH21 1PL
Price Guide £675,000 Freehold



A deceptively spacious 5 bedroom detached family house on a corner site in a prime residential location within level walking distance of Wimborne town centre.

Traditionally built in 1958, the property has brick and render elevations, a concrete tiled roof and a tall brick chimney, and has been substantially extended. It is connected to all mains services and has gas central heating and UPVC double glazed windows. The property will appeal to purchasers seeking a large family home with particularly spacious ground floor accommodation, within a few minutes' walk of the town centre.

Entrance hall

Cloakroom

Lounge

13'11" x 12'5" (4.26 x 3.81)

Dual aspect, with oak and stone fireplace (with coal effect fire.)

Dining/family room

19'9" x 15'11" (6.02 x 4.87)

Dual aspect, feature 7kw wood burner, and door to the kitchen/breakfast room.

Kitchen/breakfast room

19'11" x 13'6" (6.09 x 4.14)

Double doors to the rear garden, giving a lovely view. Quartz work surfaces, colourful glass splashback, oak finish units, full height retractable larder, eye level Bosch ovens (comprising 2 double ovens, grill, microwave and steam oven), integrated larder fridge, drawer freezer, 5-burner Neff gas hob, 2-plate Bosch ceramic hob, extractor fan, space for white goods, bookshelves, wine rack and ceramic tiled floor.

First floor landing

Accessed via a spindled oak staircase.

Bedroom 1

13'11" x 12'5" (4.26 x 3.81)

Overlooking East Borough.





En suite shower room

Fully tiled, with shower cubicle, vanity unit, inset wash basin and concealed cistern WC

Bedroom 2

13'11" x 9'11" (4.26 x 3.04)

A large double room with a side aspect, a built-in wardrobe and an airing cupboard.

Bedroom 3

10'11" x 10'0" (3.33 x 3.07)

Overlooking the rear garden.

Bedroom 4

10'11" x 9'5" (3.33 x 2.89)

Overlooking the rear garden.

Bedroom 5

10'8" x 6'2" (3.27 x 1.88)

A single room currently used as an office.



Family bathroom

Bath (with electric shower over), pine vanity unit, inset wash basin, WC and colourful tiles.

Outside

The front garden is enclosed by a low brick wall with a pedestrian gate, and has a lawn, a paved pathway and established shrub bed. A private road which leads to Allenbourn School provides access, via timber double gates, to a driveway, providing off road parking, and a detached double garage (with pitched roof, light, power and personal door.) The rear garden is enclosed by fencing and laid to lawn with established shrubs including camellia and magnolia, a large paved terrace and a timber store.

Directions

From Wimborne town centre, proceed along West Borough, continuing ahead at the traffic light junction with Stone Lane. At the petrol station, turn right into East Borough, and the property can be found on the left hand side, at the junction with the access road leading to Allenbourn School.

Council Tax

Band D.



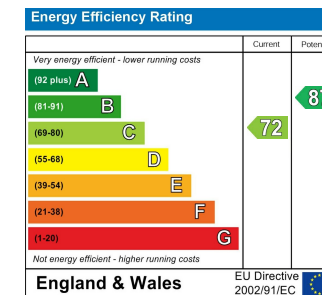
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

By prior arrangement through Christopher Batten

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