



14 PARMITER WAY, WIMBORNE, DORSET, BH21 2BS
£479,950 FREEHOLD

A BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET, PRIVATE CUL-DE-SAC, WITHIN ABOUT A MILE'S LEVEL WALK OF WIMBORNE TOWN CENTRE, OFFERED FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

In recent years, the bungalow has undergone a programme of redecoration and refurbishment, and benefits from gas central heating, UPVC double glazing, a modern fitted kitchen (with integrated appliances) and shower room, a nicely enclosed rear garden affording a large degree of privacy, a long driveway providing ample off road parking, and a garage.

AT A GLANCE

- NO FORWARD CHAIN
- About 1 mile level walk of Wimborne town centre
- Beautifully presented
- Long driveway and garage
- Nicely enclosed rear garden



DESCRIPTION:

A covered entrance way with outside light and front door leads to the main reception hall which has oak flooring, access to loft space (with retractable ladder), and an airing cupboard housing a Glow Worm boiler fitted circa May 2022.

The dual aspect living/dining room features a stone fireplace (with inset gas fire.) A modern fitted kitchen comprises an excellent range of units, worktops, Neff integrated washing machine, Bosch electric hob with cooker hood above, Hotpoint electric oven, fridge and freezer, Neff microwave, tiled floor, and a UPVC door to outside.

The main bedroom has an excellent range of fitted wardrobes, bedroom 2 is a good sized double bedroom, and there is a third bedroom. The fully tiled shower room comprises a corner shower (with Bristan electric shower fitment), concealed low cistern WC, and wash basin,

The front garden is arranged for ease of maintenance with shrub beds and colourful acer tree. A long, gravelled driveway provides ample off road parking and leads to a garage (with an electrically operated up-and-over door, lighting and



power points, and a side personal door to the rear garden.) A side garden gate leads down the side of the property (where there is an outside tap) to the rear garden.

The rear garden has a paved patio, timber summerhouse, shaped centre lawn with shrub borders, and to the rear of the garage there is a timber garden shed and a useful storage area.

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

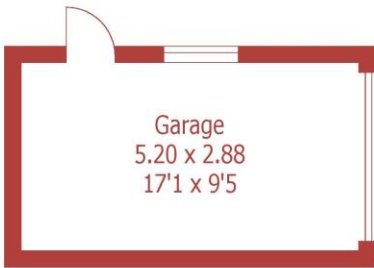
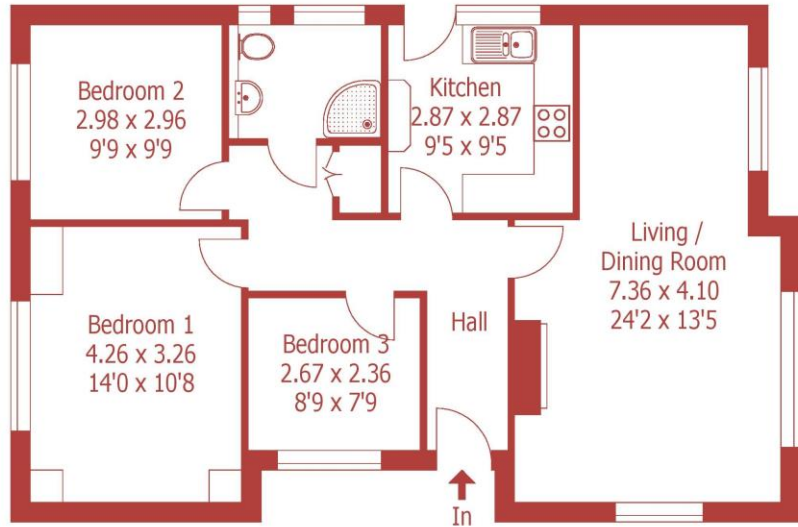
DIRECTIONS:

From Wimborne proceed east along Leigh Road, proceeding ahead at the St Johns Hill traffic lights. As you leave the town, turn right into Parmiter Road, and turn right at the T-junction into Parmiter Way. At the far end, on the right hand side there is a private driveway leading to 4 bungalows, and number 14 is the second bungalow on the left hand side.





Approximate Gross Internal Area :- 80 sq m / 860 sq ft
 Garage Approximate Gross Internal Area :- 15 sq m / 161 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+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

