



32 SAXONDALE GARDENS, WIMBORNE, DORSET, BH21 2GL
£500,000 FREEHOLD

A 3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND OFF ROAD PARKING, ON A SMALL CUL-DE-SAC DEVELOPMENT BUILT BY WYATT HOMES IN 2024.

SUMMARY:

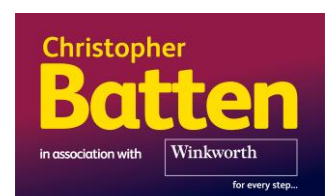
The property features a conservatory (with French doors out to a private, enclosed garden), and benefits from gas central heating (independent thermostatically controllable heat temperature settings between floors), UPVC double glazing and the remainder of its 10 year NHBC warranty.



AT A GLANCE

- Lounge & conservatory
- Modern kitchen/dining room
- Cloakroom & 2 shower rooms
- Block paved driveway & garage
- Remainder of NHBC warranty

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DESCRIPTION:

A gabled entrance porch leads to a reception hall with a tiled floor, an under stairs cupboard and a spacious cloakroom. The lounge has a tiled floor which continues through French doors into a conservatory (with further French doors to the rear garden). The kitchen/dining room has an excellent range of units, quartz worktops, integrated fridge-freezer, electric double oven, electric induction hob, extractor and dishwasher.

The first floor landing has an airing cupboard (with shelving) housing the gas central heating combination boiler. Bedroom 1 has 2 built-in wardrobes and an en suite shower room. Bedroom 2 is at the front, and bedroom 3 has access to the roof space. There is also a family shower room.

There is a small, open plan front garden with shrubs. A block paved driveway provides off road parking and leads to a garage with up-and-over door, pitched roof, power and lighting. A side gate leads to rear garden which is enclosed by timber fencing and has a patio, a lawn and a large timber shed.



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:

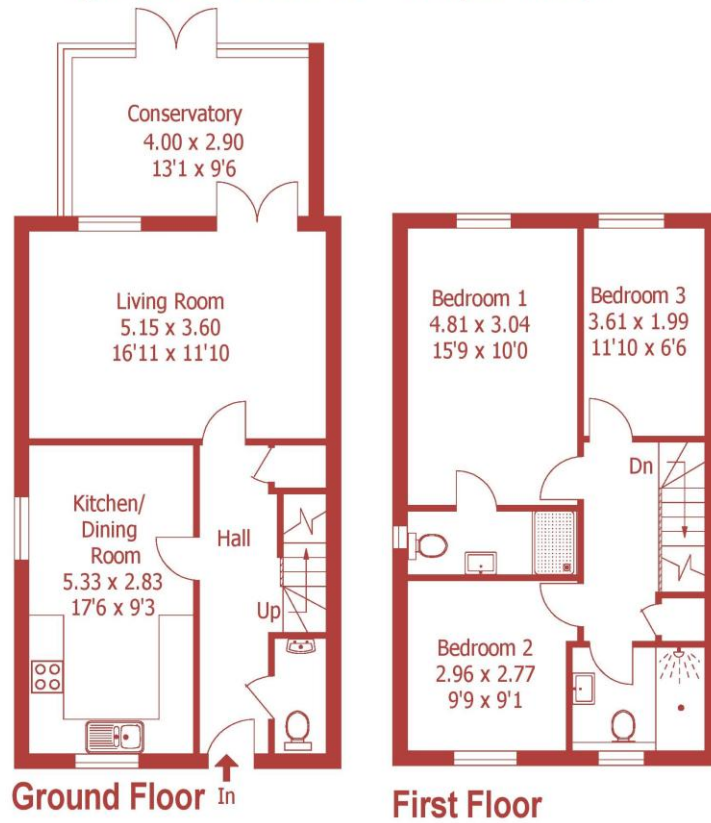
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DIRECTIONS:

From Wimborne, proceed east along Leigh Road towards Ferndown which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Saxondale Gardens (before the set of traffic lights at Lonsdale Road), and Number 32 can be found on the right hand side.



Approximate Gross Internal Area :- 104 sq mt / 1126 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions



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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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