



33 CEDAR DRIVE, WIMBORNE, DORSET, BH21 2JQ  
£475,000 FREEHOLD

## A DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED CHALET BUNGALOW WITH A SOUTH FACING PATIO GARDEN AND NO FORWARD CHAIN, IN A QUIET CUL-DE-SAC DEVELOPMENT.

### SUMMARY:

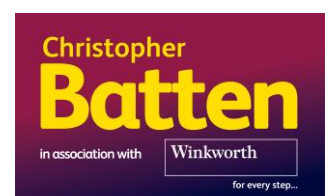
The property is set in a popular, established road enjoying easy access to local shops, and benefits from gas central heating, mostly double glazing, an integral garage and ample off road parking.



### AT A GLANCE

- 4 bedrooms
- En suite cloakroom & bath/shower room
- Garage & ample parking
- South facing patio garden
- NO FORWARD CHAIN

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## DESCRIPTION:

An enclosed entrance porch leads to a spacious reception hall with under stairs cupboard and built-in cupboard. The lounge/dining room has a fitted gas fire and a casement door to the rear garden. There is a modern kitchen with units, worktops and door to outside. The appliances are available by separate negotiation.

Bedroom 1 has an excellent range of Hammond fitted wardrobes, and an en suite cloakroom with WC and wash basin. Bedroom 2 is also a double room, and there is a bath/shower room (with bath, shower, wash basin and WC).

From the hall, stairs lead to a first floor landing with a large, walk-in cupboard. Bedroom 3 has 2 Velux windows and a walk-in wardrobe with access to eaves storage space. Bedroom 4 has a Velux window and access to eaves storage space.

A driveway leads to an integral garage with an electric door, lighting and power points. There is an exterior water tap, and access at both sides of the property to a south facing patio garden which is nicely enclosed and has been block paved for ease of maintenance. There is also a timber shed.



## LOCATION:

Local facilities include the Hayes Lane petrol station/shop and a convenience store in Dales Drive, along with Colehill's many amenities. Wimborne town centre 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.

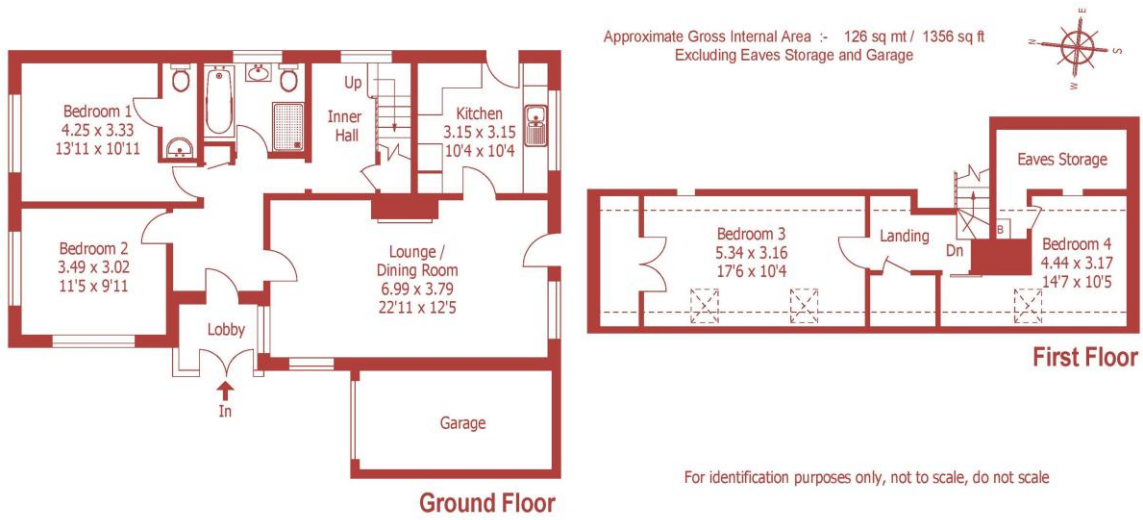
## COUNCIL TAX:

Band D

## DIRECTIONS:

From Wimborne, proceed east along Leigh Road which becomes Wimborne Road West. Turn left at the petrol station into Hayes Lane, and take the second turning on the left into Cedar Drive. Number 33 can be found in the second cul-de-sac on the left hand side.





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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