



39 STRICKLAND WAY, WIMBORNE, DORSET, BH21 2GF

£400,000 FREEHOLD

A MODERN 3 BEDROOM SEMI-DETACHED HOME WITH MANY ATTRACTIVE FEATURES INCLUDING A SOUTH FACING GARDEN, OFF ROAD PARKING FOR UP TO 2 VEHICLES, AND A TOP FLOOR PRINCIPAL BEDROOM SUITE (WITH EN SUITE AND DRESSING AREA).

SUMMARY:

Built by Barratt Homes in 2023, on a popular development on the outskirts of Wimborne, this versatile family home has been thoughtfully designed across 3 floors, and benefits from UPVC double glazing and gas central heating.



AT A GLANCE

- Modern kitchen
- Lounge/dining room with glazed doors to the garden
- 2 bedrooms & bathroom on first floor
- Top floor principal suite with en suite & dressing area
- Off road parking & south facing garden



DESCRIPTION:

The entrance hall leads to a cloakroom and a contemporary kitchen with units, worktops and space for a range of appliances. At the rear there is an inviting lounge/dining room with elegant glazed doors to the garden.

On the first floor there are 2 double bedrooms and a family bathroom, and the second floor comprises an attractive 28ft principal bedroom with en suite shower room and spacious dressing area.

The open plan front garden has grass, shrubs and a paved pathway to the front door. The rear garden is nicely enclosed by timber fencing, and features a lawn and a paved patio.

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.



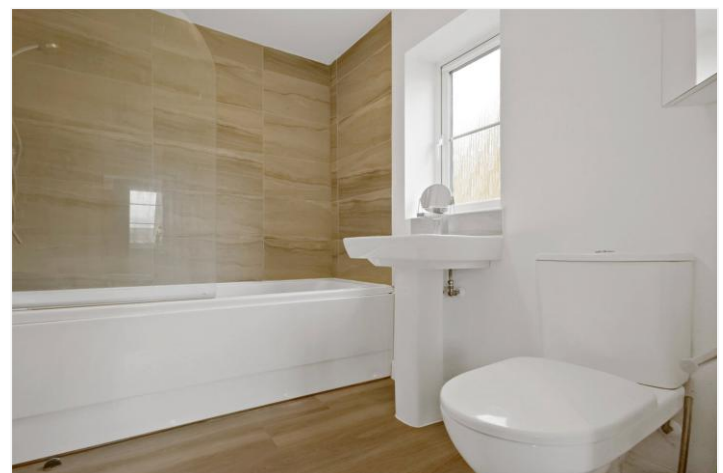
There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

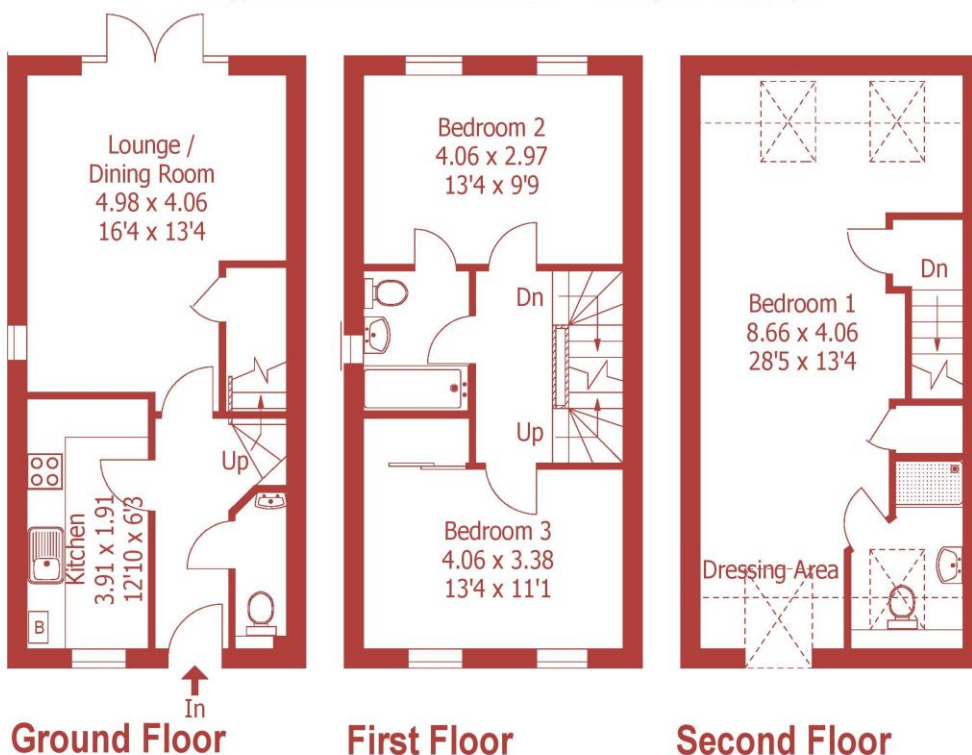
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DIRECTIONS:

From Wimborne, proceed east towards Ferndown along Leigh Road which becomes Wimborne Road West. Just past By-The-Way Field on your left, turn right into Lonsdale Road. Take the second turning on the left into Strickland Way.



Approximate Gross Internal Area :- 111 sq mt / 1192 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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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