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BELLFLOWER ROAD
WIMBORNE, BH21 4FR



GUIDE PRICE £637,000

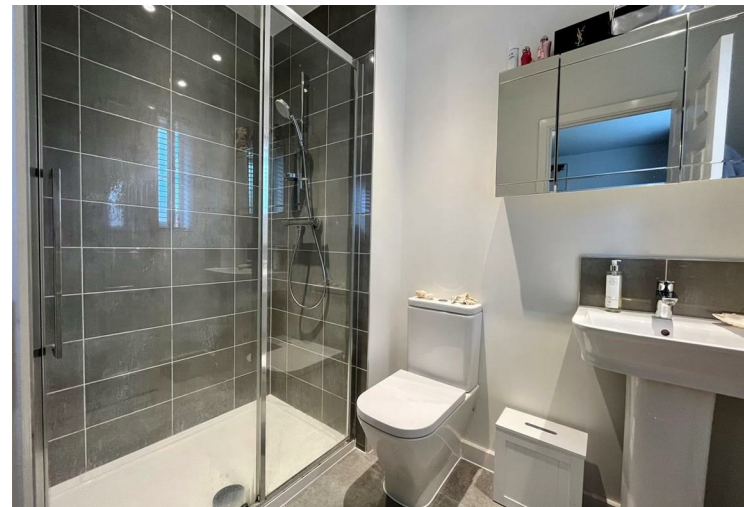
VENDOR SUITED - This beautifully presented family home is located in the **POPULAR WIMBORNE CHASE** development and is positioned in a **QUIET CUL DE SAC**, overlooking open green space and minutes from **SANG** land, with beautiful **COUNTRYSIDE WALKS** and a play park. The property is also walking distance to **Wimborne First School** (approx. 0.3 mile) and **WIMBORNE TOWN CENTRE**. The frontage includes parking for three cars, access to the garage and side access to the rear garden.



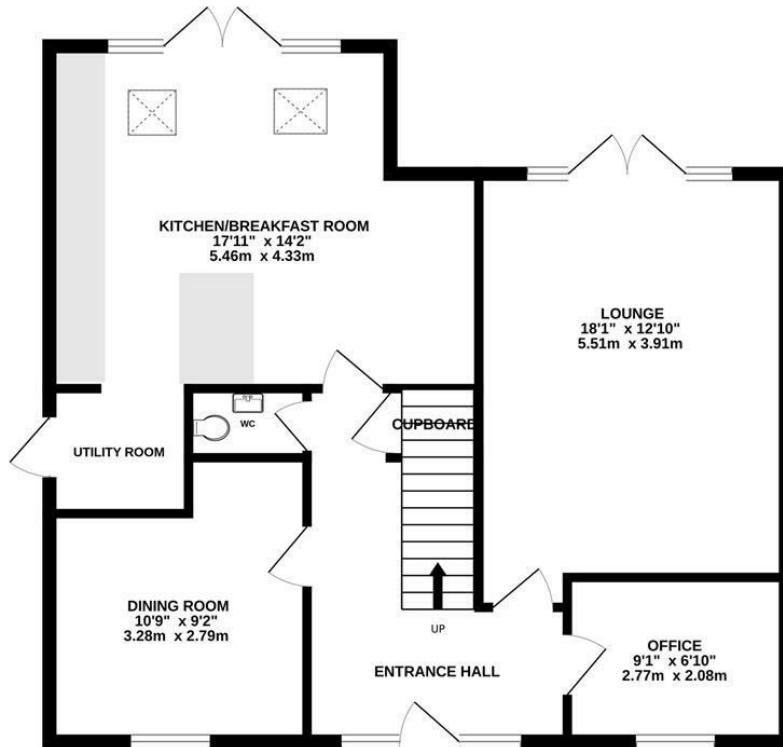
Upon entering the property via the covered porch, you are greeted into a large welcoming entrance hall with stairs to the first floor and a downstairs cloakroom. The ground floor accommodation includes a home office, large lounge with patio doors to the rear garden, a further reception room which can be utilised as a play room/dining room or even ground floor bedroom and the kitchen/family room with separate utility room. The open plan kitchen/family room includes plenty of space to entertain, relax, cook and dine with fully integrated appliances, lots of light with sky lights above the dining area and patio doors to the entertaining area outside. The garden is private and includes a lovely seating area to relax under a pergola, a separate patio, lawn and mature shrubs and plants.

To the first floor, there are four well proportioned double bedrooms, with two ensuite shower rooms, a family bathroom and an airing cupboard. The master bedroom also benefits from a dressing area and built in wardrobes. The property is immaculately presented throughout and has been beautifully maintained since the current owners purchased from new in 2020. The balance of the NHBC warranty remains.

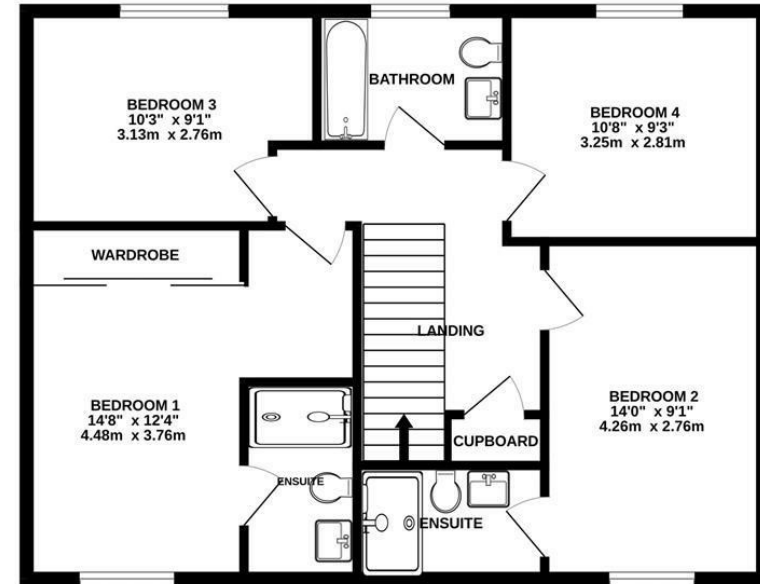
Agents Note: We are lead to believe there is a £22 pcm payment to the Management Company
Energy Performance Rating B
Council Tax Band F



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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