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BROOK ROAD
WIMBORNE, BH21 2FW



GUIDE PRICE £325,000

- NO FORWARD CHAIN
- END TERRACE HOUSE
- IMMACULATELY PRESENTED
- 2 DOUBLE BEDROOMS
- KITCHEN/LOUNGE/DINING ROOM
- CCTV THROUGHOUT
- WESTERLY FACING REAR GARDEN
- GENEROUS BLOCK PAVED DRIVEWAY
- WALKING DISTANCE OF WIMBORNE
- LOVELY RIVERSIDE WALKS

This exquisite END TERRACE HOUSE, built in 2024, offers a perfect blend of modern living and convenience. With NO FORWARD CHAIN, this IMMACULATELY PRESENTED TWO DOUBLE BEDROOM PROPERTY is ready for you to move in and make it your own.



Upon entering, you are welcomed by a stylish storm porch and a composite front door that leads into a bright entrance hallway. The ground floor features elegant wood effect flooring that flows seamlessly throughout. A convenient downstairs cloakroom, complete with vanity storage and a heated towel rail, adds to the practicality of the home. The heart of the property is the spacious kitchen/lounge/dining room, where the kitchen boasts sleek grey gloss units and white worktops, equipped with high-quality Bosch and Neff built-in appliances, including a breakfast bar for casual dining. The expansive lounge/dining area is bathed in natural light, thanks to large French patio doors that open onto the beautifully landscaped west-facing rear garden.

On the first floor, you will find two generous double bedrooms, with the larger one overlooking the rear garden. Both bedrooms are serviced by a well-appointed family bathroom featuring a shower over the bath.

Outside, the property is complemented by a generous block-paved driveway, providing parking for two vehicles, and a secure side gate leading to the rear garden. The outdoor space is a true delight, featuring a well-laid patio area and a lawn adorned with flower borders, perfect for enjoying sunny afternoons.

Additionally, the property is equipped with CCTV for added peace of mind. This delightful home is ideally located within walking distance of Wimborne's amenities and scenic riverside walks, making it a perfect choice for those seeking a blend of comfort and convenience.

Additional Information

Energy Performance Rating: B

Council Tax Band: C

Tenure: Freehold

Flood Risk: Low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

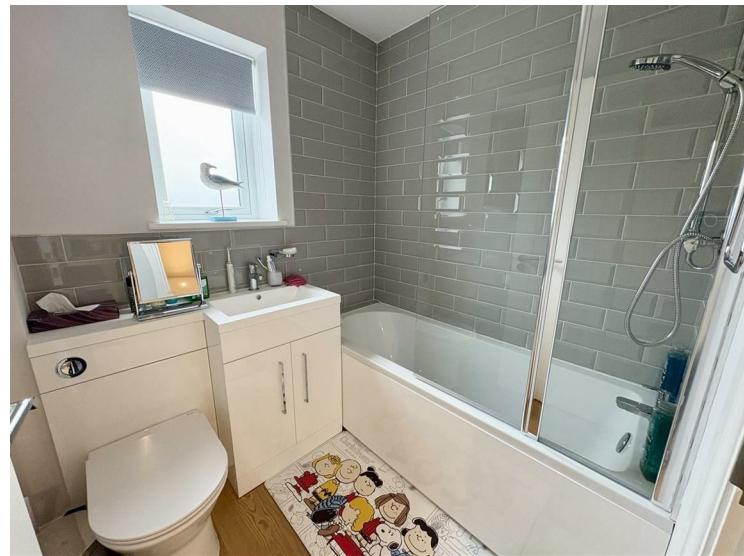
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

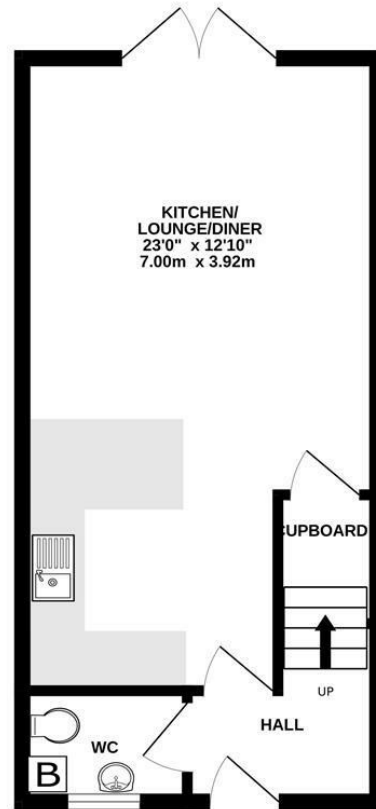
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

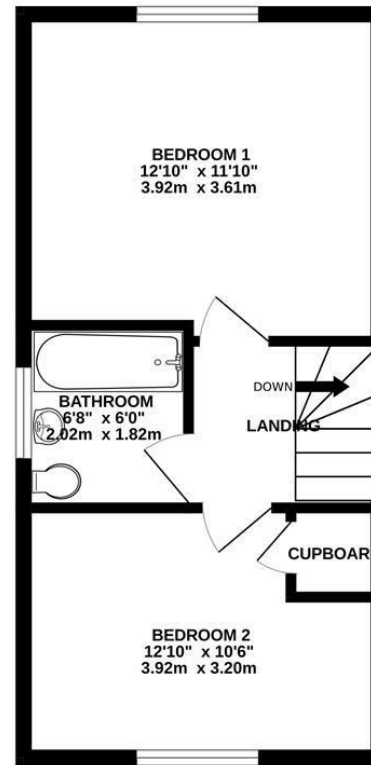
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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