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GREENHILL CLOSE
WIMBORNE, BH21 2RQ



GUIDE PRICE £495,000

- SYMPATHETICALLY MODERNISED
- GENEROUS PLOT
- VIEWS ACROSS BRADBURY RINGS
- PLANNING APPROVAL FOR EXTENSION
- LARGE OPEN PLAN FAMILY LIVING ROOM
- NEWLY FITTED FAMILY BATHROOM
- PRIVATE REAR GARDEN
- PRIVATE DRIVEWAY & GARAGE
- EV CHARGING POINT
- WIMBORNE CRICKET CLUB BEHIND

Driving down this charming unmade road, you are in a delightful, elevated position with views across Wimborne. You have access to a private driveway with an electric car charging point, a single garage and front garden.

The property has recently benefitted from a new UPVC front door, and new glazing to all of the windows at front of the property. You are welcomed into a large entrance hall, which has been beautifully decorated and includes storage for coats and shoes. There are new doors and karndean/flooring throughout. There is a downstairs cloakroom with a window, which has also been beautifully decorated. The kitchen includes wooden cabinets which have been painted, a dishwasher, washing machine and fridge freezer. Also to the ground floor is the large open plan family living and dining room, which a wonderful outlook to the large rear garden and a wood burner has been installed.

Upstairs, this lovely family home includes three double bedrooms, all of which are beautifully decorated. There is a newly fitted family bathroom. The water tank has been rehoused into the



loft and the modern boiler is housed in the garage.

The rear garden is a notable feature of this home, with a very sizeable private plot and Wimborne Cricket club sitting just behind.

This property offers potential for further modernisation and extension with the planning approval in place.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

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

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway, single garage & EV charging point

Utilities: Mains Electricity, Mains Gas, Mains Water

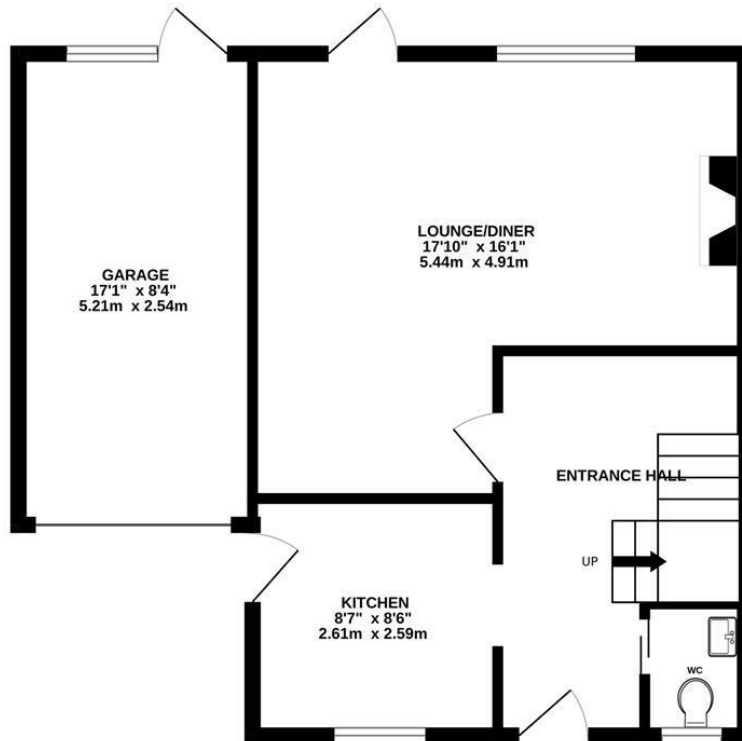
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

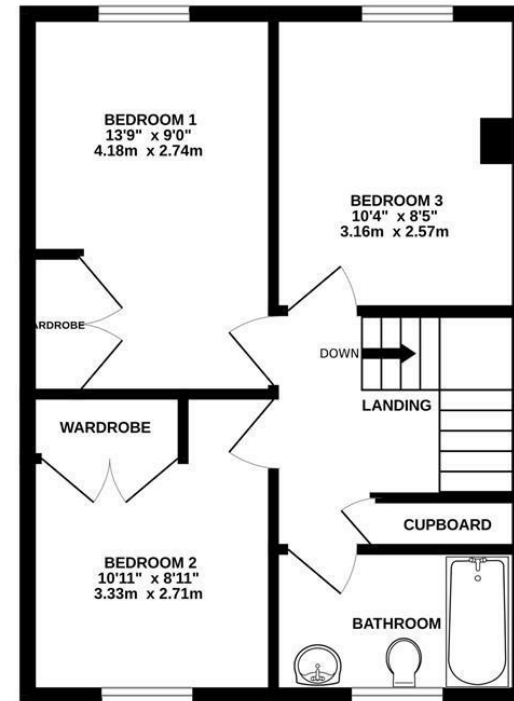
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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