



6 GLENDALE CLOSE, WIMBORNE, DORSET, BH21 1DJ

£649,950 FREEHOLD

AN ATTRACTIVE AND VERSATILE DETACHED CHALET STYLE PROPERTY WITH FIRST FLOOR VIEWS OF THE MINSTER, LOCATED IN A QUIET CUL-DE-SAC ABOUT 0.7 OF A MILE FROM WIMBORNE SQUARE. NO FORWARD CHAIN.

SUMMARY:

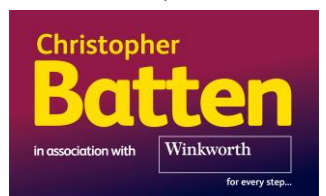
This spacious 4 bedroom family home is set on a corner plot and features 2 ground floor and 2 first floor bedrooms, 3 well appointed modern bathrooms, a large utility room, a garage and ample off road parking.

There is natural wood flooring throughout the ground floor (apart from the tiled kitchen/breakfast room) and the property benefits from gas central heating and low maintenance gardens.

AT A GLANCE

- 2 ground & 2 first floor bedrooms
- Modern kitchen/breakfast room & large utility room
- 3 well appointed bathrooms
- Garage & ample off road parking
- 0.7 miles from The Square

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DESCRIPTION: Steps with handrails to either side lead to an attractive porch. The well presented reception hall opens into a spacious area leading to all the ground floor rooms, with a cupboard housing the Weismann gas central heating boiler. Double doors lead to a large, well proportioned, dual aspect sitting/dining room with a fireplace and wood burning stove.

Matching double doors lead to a kitchen/breakfast room with large window, tiled floor, base and wall units, worktops, fitted Aga oven, dishwasher, fridge and freezer, fitted bin store, full height larder and door to the driveway.

Bedroom 3 is a dual aspect double room with a pull-down bed conveniently hidden within a double wardrobe. Bedroom 4, currently used as an office, also has a dual aspect and includes a built-in wardrobe and above-bed storage.

There is a ground floor shower room and a large utility room with sink, tumble dryer, washing machine, full height and base cupboards, double wardrobe, retractable drying rack, and glazed doors to the garden.

The first floor landing has a skylight and leads to 2 large double bedrooms.



Bedroom 1 has a dual aspect, giving views over the Minster, a range of fitted wardrobes, and an en suite bathroom including a spa bath.

Bedroom 2 is also a large double room, with a box bay window seat (with drawers beneath) and an en suite shower room.

Standing on a corner plot, the property's open plan front and side gardens are primarily lawned with simple borders. The off road parking area to the right of the property is spacious enough for multiple vehicles. From here, double gates lead along the back of the property where there is a water tap, a fitted hose and a shed. The garage has an electric up-and-over door.

From the open plan front lawn, a gate provides access to the rear garden, a nicely enclosed, secluded, dog and child-friendly sun trap. There is a door to the garage, and the house is accessed via the glazed double doors to the utility room. The garden is attractively paved, with an inset shaped artificial lawn, and surrounded by low maintenance borders. Steps lead up to an upper patio, and a further gate leads to the drive.

LOCATION: Glendale Close enjoys easy access to a lovely riverside walk into the town centre, passing The Allendale Centre, which holds a wealth of regular clubs and events and is home to Wimborne's popular weekly market.

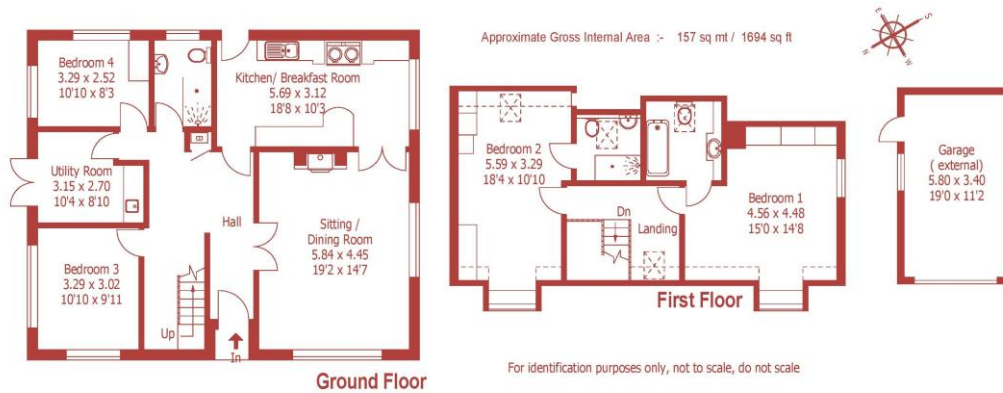
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

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: Band E

DIRECTIONS: From the roundabout near Wimborne Fire Station, proceed along Allenvie Road. Take the second turning on the right into Lacy Drive, and turn first left into Glendale Close. At the end of the cul-de-sac, the property can be found on the right hand corner.





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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 81 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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