



11 Poole Road
Wimborne, Dorset, BH21 1QA

A beautifully presented 3 double
bedroom Edwardian semi-detached
house situated in a convenient
town centre location.

PRICE GUIDE: £600,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Built circa 1911, on the cusp of the Edwardian and Art Nouveau eras, this interesting property has been tastefully refurbished to a high specification, retaining much of its original charm, with character features including open fireplaces, picture rails, panelled doors, and exposed floorboards. The roof was replaced in 2017, and the house boasts a stylish contemporary kitchen/dining room with French doors to the rear garden.

The property also benefits from gas central heating, refurbished cast iron radiators, and UPVC double glazing in keeping with the character of the period.

An art nouveau style porch with a circular stone feature leads to an impressive reception hall with a patterned tiled floor, and under stairs coat and shoe storage.

There is a modern shower room with wash basin, shower and concealed cistern WC.





To the front there is a delightful sitting room with cast iron open fireplace, alcove wall units, exposed floorboards and a wide bay window. The family room has an open fireplace, alcove wall units and an engineered walnut floor.

At the rear there is a contemporary open plan kitchen/ dining room with a wall of units and worktops, a dining area with bench seating, a breakfast station with a brass worktop, and French doors to the rear garden. The kitchen includes an integrated fridge-freezer, Bosch microwave, electric oven and hob, Hotpoint washing machine and dishwasher, Potterton gas boiler, and full height wine rack.



From the hall, straight stairs lead to a galleried first floor landing with a skylight.

All 3 bedrooms have exposed floorboards and cast iron fireplaces, and bedroom 1 has a bay window to the front. The family bathroom comprises WC, wash basin, rolltop bath with shower over, and attractive arched window to the front.

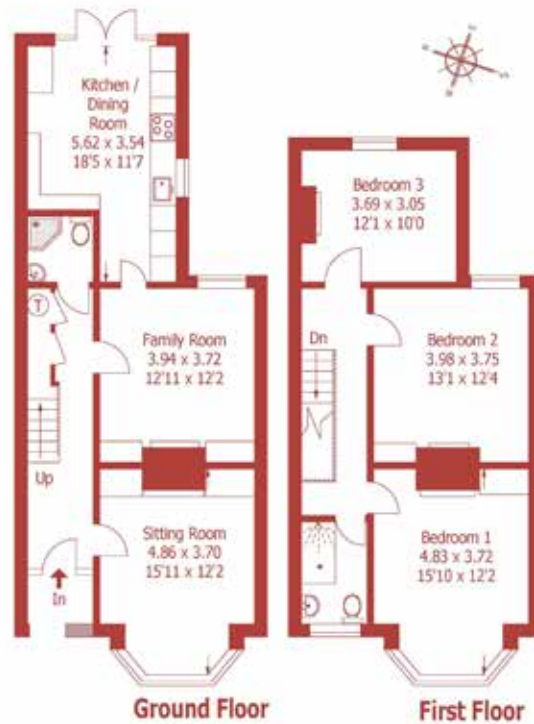


The front garden is bounded by a low brick wall and has a wrought iron pedestrian gateway. There is a well stocked shrub bed, and a block paved footpath to the front door. A side gate leads to the rear garden which has a raised fishpond, a patio, a water tap, a lawn, flower and shrub borders, a timber shed, a bin storage area, and a rear gate giving direct access to the Leigh Road public car park. Residents' parking permits are available from Dorset Council for various town centre car parks including those in Leigh Road and Poole Road.

Location: The property is situated in the section of Poole Road closest to Wimborne town centre, enjoying easy access to many amenities including shops, bars, restaurants and the Waitrose and Co-op supermarkets. 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.



Approximate Gross Internal Area :- 119 sq m / 1285 sq ft



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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.

Directions: Approaching Wimborne Road from Poole, proceed over Canford Bridge and along Poole Road towards the town centre. Shortly before the roundabout at the junction with Leigh Road and Lewens Lane, Poole Road branches off to the left. Take this turning, and number 11 can be found on the right hand side.

Council Tax: Band C

EPC Rating: Band D







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