

**99 Wimborne Road, Poole, Dorset,  
BH15 2BP**

**Offers In Excess  
of £500,000  
Freehold**

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This wonderful detached house has immense potential on offer for either a sizable and versatile family home, or there is the opportunity for investment/income as a B&B or a HMO (subject to any consents). The generous living accommodation comprises on the ground floor of an entrance hallway, lounge, double bedroom with en-suite, dining room, kitchen, side porch with utility area and cloakroom plus a large games room with direct access to the rear garden. This level could also provide a family member with their own space. On the first floor there a five bedrooms, a family bathroom and separate cloakroom. The property is conveniently situated close to local schools, shopping centre, Poole Park and the Quay and there is UPVC double glazing, gas fired central heating, ample off road parking, timber garage plus a sunny westerly facing rear garden.

**UPVC PART DOUBLE GLAZED OPAQUE DOOR** With lead feature leads through to:

**ENTRANCE VESTIBULE** Smooth set ceiling, tiled floor, space for coat and shoe storage. This then leads up to a wooden multi pane single glazed door with single glazed opaque side windows and into the:

**ENTRANCE HALLWAY** Textured ceiling, two light points, radiator, cupboard housing the electric consumer unit, stairs with banister and balustrading give access to the first floor accommodation, understairs storage area and storage cupboard, wood effect laminate flooring, doors then lead off to:

**LOUNGE** 15' 3" x 14' (4.65m x 4.27m) A light, bright and airy room with coved ceiling, picture rail, UPVC double glazed bay window to front aspect, TV point, large radiator, two wall lights, shelving and double door storage cupboards with spot light and speakers built in to either side of the chimney recess.

**RECEPTION ROOM/BEDROOM SIX** 14' into recess x 12' 6" max. (4.27m x 3.81m) Textured ceiling, light point, UPVC double glazed window, built into one side of the chimney recess is a double door wardrobe with shelving and hanging space, locker storage above, radiator, door leads through to:

**EN-SUITE SHOWER ROOM** Comprising a white three piece suite to include built in shower cubicle with bi-folding door, white trim, Aquatronic electric shower, pedestal wash hand basin with mixer tap, low flush push button WC, tiled walls, smooth set ceiling, light point, extractor fan, wood effect tiled floor.

**DINING ROOM** 14' into door recess x 12' (4.27m x 3.66m) Coved and textured ceiling, light point, UPVC double glazed window to side aspect, built into one corner is a cupboard and above is a further glass fronted opaque storage unit with coloured lead feature and shelving, decorative fireplace with mantel surround, to the side there is a built in airing cupboard housing the hot water tank with slatted shelving for linen storage, double panelled radiator, wooden floor, door then leads through to:

**KITCHEN** 12' 3" x 12' (3.73m x 3.66m) Comprising a range of matching grey fronted wall and base units plus drawers, open corner display shelving, roll edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, space for free standing appliances to include upright fridge/freezer and gas cooker, also currently space for additional under counter fridge/freezer, tiled walls, UPVC double glazed window to side aspect, Glow Worm wall mounted boiler, single glazed window looking through to the rear games room, suspended ceiling, strip light, wood effect laminate flooring, extractor fan. From the kitchen an archway leads through to:

**INNER HALLWAY** Currently has a textured ceiling, light point, loft hatch, double panelled radiator.

**UTILITY AREA** Worksurface providing space for mounted tumble dryer, space for washing machine below, UPVC double glazed window, UPVC part double glazed door leading out onto the rear garden.



**LARGE STORAGE ROOM** Textured ceiling, light point, shelving, UPVC double glazed window, wooden panelled walls, (we understand that there is currently plumbing to turn this into a ground floor shower room), doors lead off to cloakroom and inner corridor.

**CLOAKROOM** Comprising a white two piece suite to include low flush WC, pedestal wash hand basin with mixer tap, tiled walls, radiator, glass fronted storage cabinet and wall mounted cupboard, UPVC double glazed window, textured ceiling, light point, tile effect floor.

**INNER CORRIDOR** Textured ceiling, light point, shelving, space for coat and shoe storage. This leads up to a wooden part single glazed opaque door and into:

**GAMES ROOM** 18' 5" x 12' 3" (5.61m x 3.73m) Initially part of the room comprises papered and coved ceiling, light point, UPVC double glazed window to side aspect, UPVC double glazed French doors leading out onto the garden, wood effect laminate flooring. Large square arch then leads through to the other part of the room which has coved and textured ceiling, UPVC double glazed window to rear aspect, built in shelf, wood effect laminate flooring.

**FROM THE ENTRANCE HALLWAY, STAIRS WITH BANISTER AND BALUSTRADE GIVE ACCESS TO:**

**FIRST FLOOR LANDING** Coved ceiling, feature single glazed coloured opaque window to side aspect, radiator, doors then lead off to:

**BEDROOM 1** 15' 3" x 12' into recess (4.65m x 3.66m) Coved and textured ceiling, light point, UPVC double glazed bay window to the front aspect, TV point, ample space for free standing bedroom furniture.

**BEDROOM 2** 14' into recess x 12' 7" (4.27m x 3.84m) Textured ceiling, light point, UPVC double glazed window to rear aspect, radiator, ample space for free standing or fitted bedroom furniture.

**BEDROOM 3** 12' 1" x 11' 3" into recess (3.68m x 3.43m) Textured ceiling, light point, UPVC double glazed window to rear aspect, built in wardrobe with glass fronted sliding doors, shelving and hanging space, radiator.

**BEDROOM 4** 9' 3" excluding door recess x 8' 4" (2.82m x 2.54m) Coved and textured ceiling, light point, UPVC double glazed window to the front aspect, double panelled radiator, space for free standing or fitted bedroom furniture.

**BEDROOM 5** 9' 1" x 7' 1" into recess (2.77m x 2.16m) Textured ceiling, light point, UPVC double glazed window, built in wardrobe with shelving and hanging space, wood effect laminate flooring.

**BATHROOM** Undergoing refurbishment but currently comprising of panel enclosed bath with mixer tap, Triton electric shower, low flush WC, vanity unit with wash hand basin with mixer tap and storage cupboard below, part tiled walls, UPVC double glazed opaque window to side aspect, radiator, textured ceiling, light point, loft access hatch.

**SEPARATE CLOAKROOM** Comprising of a low flush push button WC, part tiled walls, UPVC double glazed opaque window, textured ceiling, light point, wood effect laminate floor.





**OUTSIDE - FRONT** To the front there is a tarmac driveway providing off road parking and there is a further driveway down the side of the property that leads up to a **TIMBER CONSTRUCTED GARAGE** with double opening doors. Next to here is a gate giving access to:

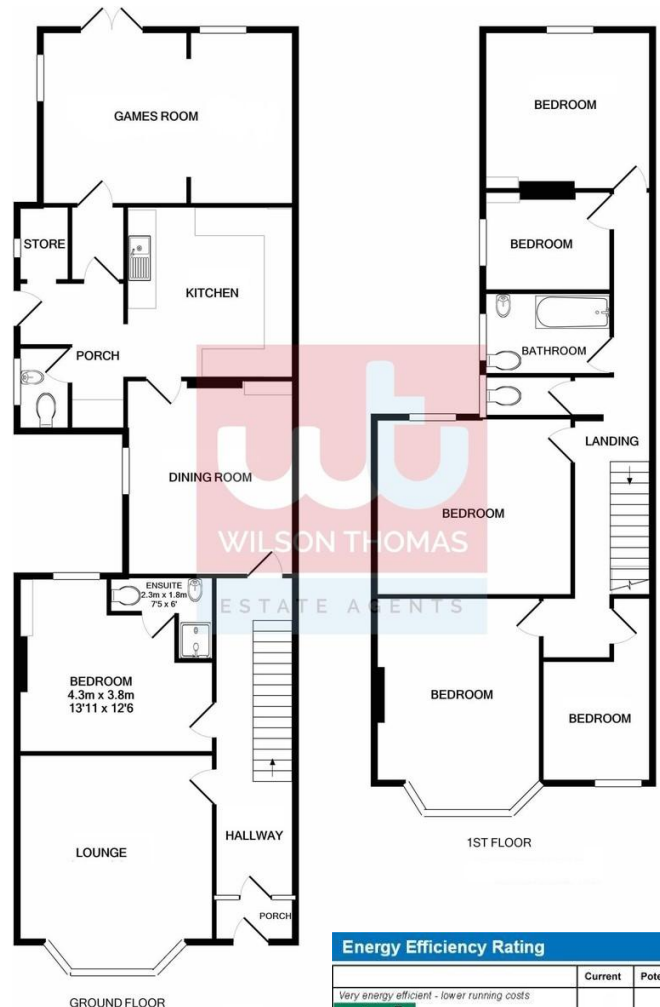
**NOTE:** We understand next door has a right of way regarding the side driveway to access their garage.

**OUTSIDE - REAR** The rear garden enjoys a sunny westerly aspect and immediately abutting the property is a patio area suitable for outside dining/garden furniture, further patio and hardstanding areas located in both corners with the remainder of the garden laid out with artificial grass and enclosed with a combination of close boarding fencing and brick walling. Down one side there is a door that leads up to a lean-to and storage room with the potential to create extra storage here if required.

**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Ref: 14479**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
		<b>77</b>
	<b>57</b>	

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