

**1 Nordlands Drive, Canford Magna,  
Wimborne, BH21 3AB**

**£475,000  
Freehold**

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**LAST ONE REMAINING - REDUCED FOR QUICK SALE** A superb three bedroom detached house situated on this small development of just four homes and built to exacting standards. The property will benefit from a 10 year build warranty and has gas fired underfloor heating to the ground floor with radiators to the first floor, UPVC double glazed windows and smooth plastered ceilings throughout with attractive hardwood veneered internal doors. A particular feature of this home is the generous and well equipped kitchen/dining room which opens onto the rear garden. A block paved driveway provides parking for two cars and the rear garden has a patio area and is then laid to lawn. Moments from the property is the historic Canford School and delightful walks alongside the River Stour to Wimborne.

**OAK PILLARED ENTRANCE PORCH** With inset downlighting and wall light, wood effect composite front door leads to:

**RECEPTION HALL** Smooth plastered ceiling with inset downlighting, mains smoke alarm, controls for security alarm system, ceramic tiled flooring.

**CLOAKROOM** Suite comprising of WC with concealed cistern with tiled surround and tiled window sill, wood effect counter-top with wash hand basin, centre mixer tap and tiled splash-back, smooth plastered ceiling with inset downlighting, extractor fan, window, ceramic tiled floor.

**LAUNDRY CUPBOARD** Housing the boiler serving the heating and domestic hot water supply, space and plumbing available for an automatic washing machine with counter-top worksurface and shelving to the side, light, extractor fan.

**LOUNGE** 16' 2" x 9' 3" (4.93m x 2.82m) Smooth plastered ceiling with inset downlighting, bay window to front aspect, TV aerial and network connection points.

**KITCHEN/DINING ROOM** 17' 6" x 13' 9" (5.33m x 4.19m) Fitted with a range of light grey shaker style units with quartz worktop surfaces with sink unit with centre mixer tap and adjacent drainer, range of drawers and base storage cupboards below with integrated dishwasher and eye level wall mounted units above with underlighting, Neff four ring induction hob with Neff stainless steel extractor canopy above, built in Neff double oven with pull out larder cupboard to the side and integrated fridge and freezer, smooth plastered ceiling with inset downlighting, mains smoke alarm, walk in understairs storage cupboard with power and master telephone point and a connection for a router to provide a home network throughout the house. Wood effect Amtico flooring, TV aerial and network points and UPVC double glazed French doors with matching side windows opening to the patio and rear garden.

**STAIRCASE FROM THE RECEPTION HALL** Leads to:

**FIRST FLOOR GALLERIED LANDING** Smooth plastered ceiling, inset downlighting, mains smoke alarm, airing cupboard housing the pressurised hot water cylinder with fitted immersion, loft hatch gives access to roof space.

**BEDROOM 1** 14' x 9' 9" (4.27m x 2.97m) Smooth plastered ceiling, light dimmer control switch, radiator, TV aerial and network connection points, two windows to the front aspect enjoying views over farmland.

**EN-SUITE SHOWER ROOM** Suite comprising of WC with concealed cistern, tiled vanity shelf and window sill, wall mounted sink unit with centre mixer tap and soft close drawer below, fully tiled double shower cubicle with hand held shower attachment and rain shower head over, ceramic tiled floor, chrome heated towel rail, window to side aspect, circular mirror, smooth plastered ceiling with inset downlighting and extractor fan.

**BEDROOM 2** 11' 3" x 10' 4" (3.43m x 3.15m) Smooth plastered ceiling, light dimmer control switch, radiator, TV aerial and network connection point, window overlooking rear garden.

**BEDROOM 3** 8' 8" x 6' 9" (2.64m x 2.06m) Smooth plastered ceiling, TV and network connection point, radiator, light dimmer control switch, window overlooking rear garden.



**FAMILY BATHROOM** Comprising of tile enclosed bath with hand held shower attachment and rain shower head, glazed shower screen, wall mounted wash hand basin with soft close drawer below, WC with concealed cistern, tiled vanity shelf with large recessed mirror, partly tiled walls, ceramic tiled floor, chrome heated towel rail, smooth plastered ceiling with inset downlighting and extractor fan, window.

**OUTSIDE - FRONT** To the front of the property there is a block paved driveway providing off road parking for two vehicles with an area of planting beyond. A paved pathway leads across the front of the property to a side gate and a continuation of the pathway that runs along the right hand side of the house where there is a water tap.

**OUTSIDE - REAR** Running across the full width of the rear garden is a paved patio with a power supply and two wall lights. The majority of the garden has been predominantly laid to lawn with a hard-standing suitable for a garden store. The rear garden is enclosed to the sides and rear by a close boarded timber panelled fencing.

**AGENTS' NOTE** Internal photographs are from the show unit.

**COUNCIL TAX BAND** To be confirmed.

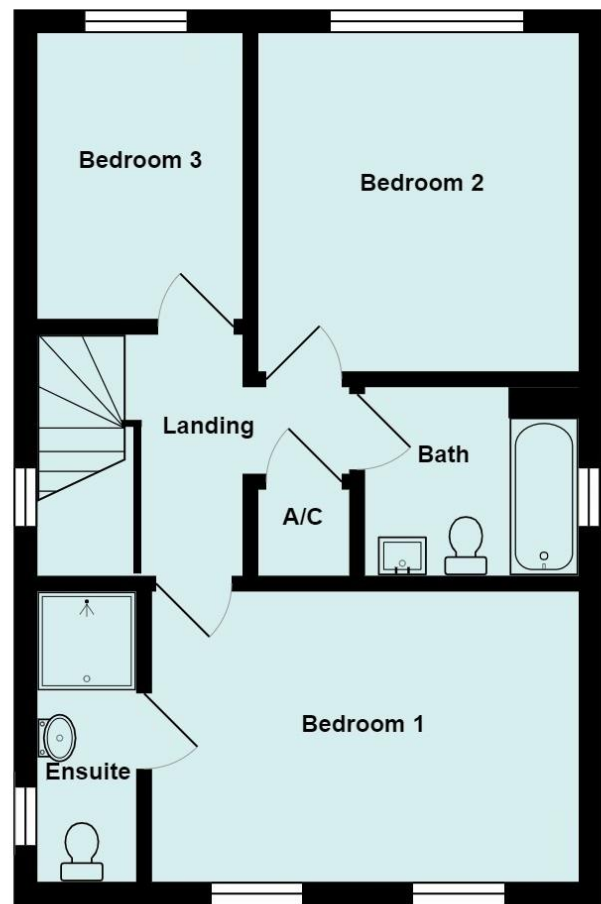
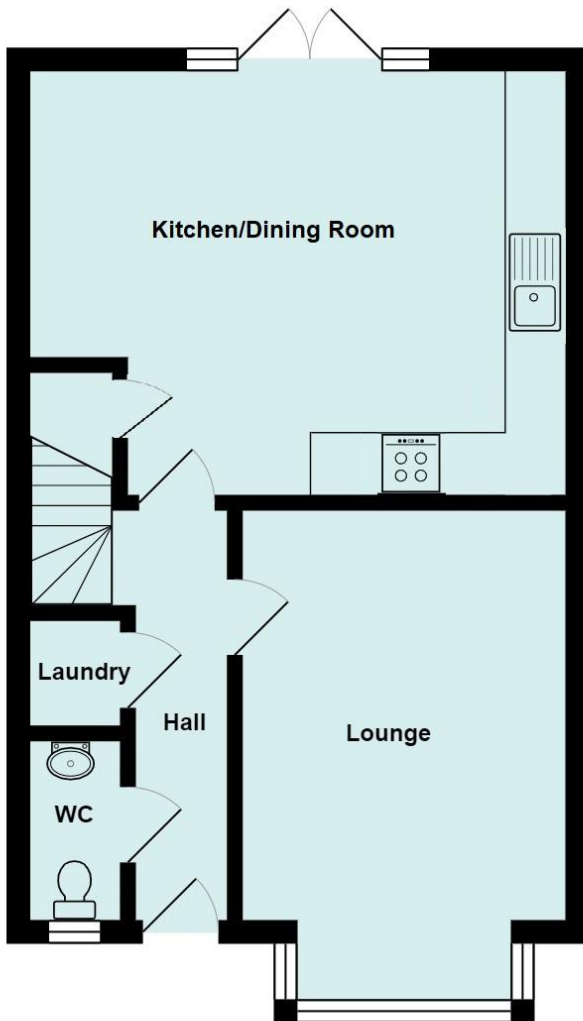
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Ref: 14320



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	89
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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