

**10 Oakley Straight, Wimborne,
BH21 1SD**

**£499,500
Freehold**



An extremely well presented 1930's semi detached family home that has been refurbished sympathetically and stylishly throughout by the current owners. The property has charm in abundance and really is a 'well loved' property offering accommodation comprising;- Entrance porch leading to the entrance hall, Lounge, modern fitted kitchen with separate utility, second lounge/dining room with stunning original fireplace surround and understairs wc. The first floor landing is split-level and has doors leading to all three double bedrooms (bedroom one has an ensuite shower room) and the family bathroom. Externally the property has a good size driveway for parking to the front leading to the integral garage and the rear garden is fully enclosed and secluded, with a patio area and lawn leading to the garden room/gym/office with light and power.

ENTRANCE PORCH Attractive black and white tiled flooring with front door leading to:

ENTRANCE HALL Solid oak flooring, radiator, stairs to first floor, wood panelled original doors leading to:

CLOAKROOM Low level WC, wash hand basin

LOUNGE 11' 10" x 11' 5" into bay (3.61m x 3.48m) UPVC double glazed front aspect bay window with radiator below, picture rail, TV point

KITCHEN 14' 2" x 9' 2" (4.32m x 2.79m) Comprising a large range of dark and cream shaker style coloured wall and base units with matching drawers, one and a half bowl sink unit with mixer tap and tiled splashbacks and quartz work surface, integrated dishwasher and fridge/freezer, induction hob with extractor fan over, built in double electric oven, island unit with wooden worksurface and base cupboards, double French doors to patio, solid oak flooring

UTILITY ROOM 8' 2" x 7' 4" (2.49m x 2.24m) Range of base and eye level units with a sink and mixer taps, space and plumbing for washing machine

SECOND LOUNGE/DINING ROOM 18' 2" max. x 11' 5" (5.54m x 3.48m) Fireplace with original tiled surround and wooden mantel over, picture rail, window to rear aspect, archway through to dining area and solid oak flooring

FROM ENTRANCE HALL, STAIRS LEAD TO:

SPLIT LEVEL FIRST FLOOR LANDING Doors off to:

BEDROOM 1 11' 5" x 11' (3.48m x 3.35m) UPVC double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM Suite comprising low level WC, pedestal wash hand basin, corner shower with glass shower screen and mains operated shower with shower attachment and rain shower head, part tiled walls, tiled floor, obscure glazed window and a feature original round window to the front elevation

BEDROOM 2 11' 10" x 11' 6" (3.61m x 3.51m) UPVC double glazed window, radiator

BEDROOM 3 14' 11" x 12' max. (4.55m x 3.66m) Two UPVC double glazed windows, radiator



FAMILY BATHROOM Suite comprising low flush push button WC, pedestal wash hand basin, panelled bath with mixer tap and glass shower screen, half tiled walls, tiled floor, UPVC double glazed obscure window

OUTSIDE - FRONT A five bar gate leads to a good size driveway providing off road parking for several vehicles which in turn leads to a **SINGLE INTEGRAL GARAGE**

OUTSIDE - REAR The rear garden is fully enclosed and secluded with a patio area and lawn edged with borders made from sleepers. At the rear of the garden there is a large garden room/office/gym with light and power and a small timber store.

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.

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Ref: 15133

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

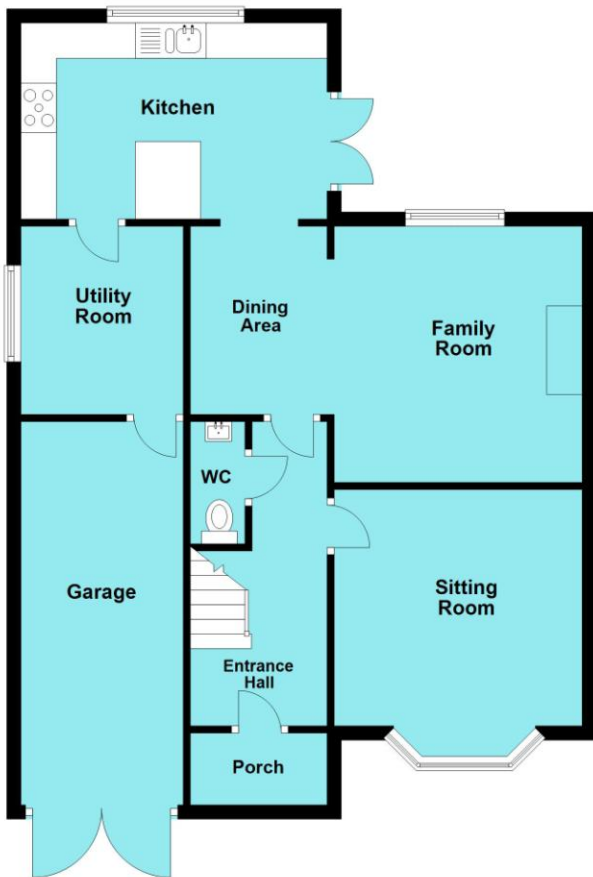
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Ground Floor

Approx. 74.3 sq. metres (799.5 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



Total area: approx. 126.4 sq. metres (1360.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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. Plan produced using PlanUp.

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