

**FOR SALE**



**'Quinneys', Delph Road, Wimborne**  
**£650,000**

  
**MARTIN & CO**

## Delph Road, Wimborne

£650,000



- beautiful, mature gardens!!!
- charming family home
- council tax 'D' = £2147pa
- 128 square metres
- \*\*\*\*NO FORWARD CHAIN\*\*\*\*

This charming, unspoilt gem of a family home has been lovingly cared for over the past 37 years, creating a wonderful sense of warmth and character that is hard to find. As you step inside, you'll be welcomed by a stylish modern kitchen and versatile accommodation that is perfect for large families. With three/four bedrooms, a bathroom, and a downstairs shower room, there is plenty of space for everyone. Outside, you'll find a stunning mature, well stocked garden with different areas of interest, perfect for relaxing or entertaining guests. Plus, there's parking for several vehicles, making it convenient for you and your guests. Located next to Delph Woods, you'll have easy access to beautiful walks and nature trails right on your doorstep. Wimborne town is just a stone's throw away, offering a range of amenities, shops, schools and restaurants to enjoy. With good access to main roads including the A31, you'll have no trouble getting around the area.



**ENTRANCE PORCH** UPVC front door & opaque double-glazed window to side aspect, 'Kardean' flooring.

**ENTRANCE HALL** Ceiling light, staircase with wrought iron balustrade rising to first floor. Under stairs cupboard, radiator, 'Kardean' flooring.

**LIVING ROOM** Two ceiling lights, double glazed windows & doors opening onto a sun terrace (with outside lighting) ideal for admiring the woodland in nearby Delph Woods. Three further double-glazed windows to both side & rear aspects, two radiators.

**KITCHEN/DINER** Inset spotlights, double glazed window overlooking the rear garden & double doors leading to the large conservatory. Extensive range of wall & base units with stylish high gloss doors in a light grey shade, with worktops over & splashbacks. Expansive built in larder & further cupboards in the dining part of the room, including a cupboard housing the 'Gloworm' boiler. Stainless steel cooker hood with splashback, 'Bosch' electric hob, 'Neff' eye level oven & 'Neff' microwave. Integrated 'Zanussi' dishwasher, slimline radiator, 'Kardean' flooring.

**CONSERVATORY** Ceiling light, large UPVC conservatory with brick built base & tiled flooring, with beautiful views of the mature garden. Double doors leading to the paved sun terrace. power points, radiator.



**BEDROOM FOUR/STUDY/MUSIC ROOM** Ceiling light, double glazed bay window to front aspect, further double-glazed window to side aspect. Bank of built in cupboards, radiator.

**SHOWER ROOM** Inset spotlights, double glazed window to side aspect. Fully tiled, with large walk-in shower, toilet & basin with mirrored, shelf & shaver point over. Heated towel rail style radiator, 'Karndean' flooring.

**LANDING** Ceiling light & wall light, double glazed window to front aspect with stained glass detail, creating ideal alcove for a desk for those looking to work from home. Large built-in cupboard with shelving & hanging rails, another door with additional access to very useful boarded loft space.

**MASTER BEDROOM** Ceiling light, double glazed window to front aspect overlooking the approach the home, with views across to the nearby woodland, radiator.

**BEDROOM** Two ceiling lights, two double glazed windows to rear aspect with far reaching seasonal views across to Badbury Rings & Cranborne Chase! Very pleasant views of the gardens, bank of built in wardrobes with mirrored sliding doors, radiator.

**BEDROOM** Ceiling light, double glazed window to rear aspect with similar views as from bedroom two, radiator.

**BATHROOM** Inset spotlights, 'Velux' style window, fully tiled, the suite includes a bath with shower attachment, toilet & basin with mirror, glass shelf & shaver point over. Heated towel rail style radiator, tiled flooring, built in storage cupboard.

**BUILDINGS IN THE GROUNDS** To the rear of the property, there is a garage with up & over door, creating useful storage space. There is also more space, currently in use as a utility room, with built in cupboards, space & plumbing for washing machine & tumble dryer, with wall mounted electric heater. Potential to repurpose as home office, treatment room, studio, gym etc. Outside feature lighting.

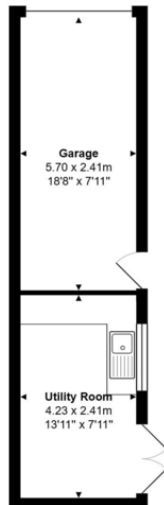
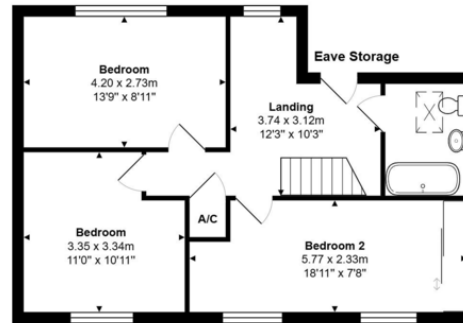
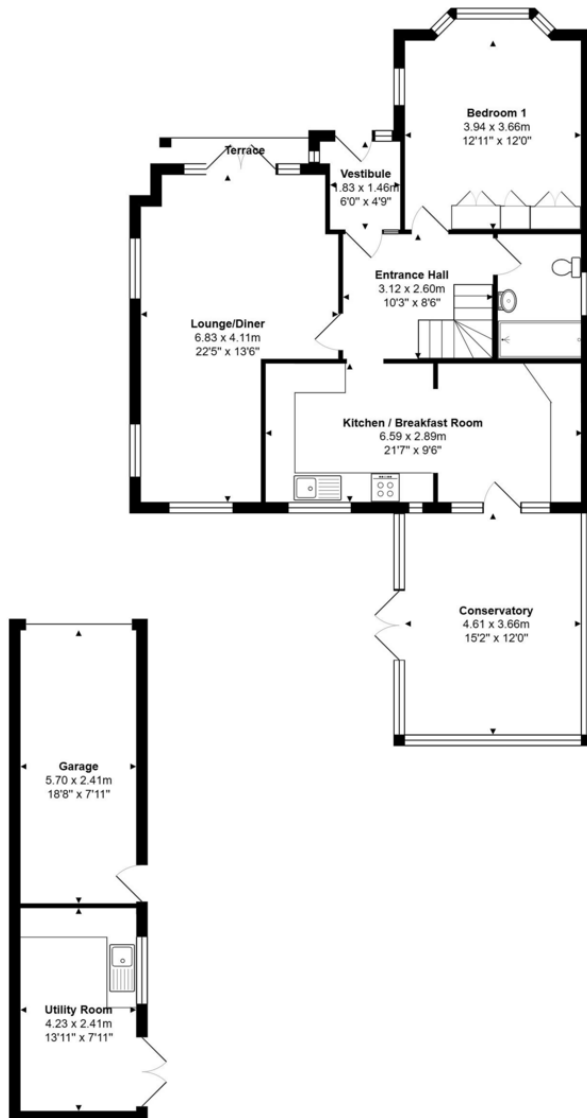
**APPROACH TO THE HOME** Mature hedging proving good privacy leading to gravelled parking area, with ample off-road parking. Block paved path to the front door.

**THE REAR GARDENS** Initially the rear garden is laid to Chinese slate paving, creating a large, private sun terrace. Continuing across the terrace one reaches the lawn area, surrounded by several mature shrubs & trees, creating different areas of interest & including a large greenhouse. Passing the greenhouse & wooden picket fence, one enters a 'secret garden', a space ideal for children building dens, climbing the trees & having 'teddy bear's tea parties'! The lower garden is also enhanced by a large fig tree, mature apple & pear trees, a damson bush & also has a wooden shed creating extra storage space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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