



## Whinchats, 88 Wimborne Road, Wimborne BH21 3EA

A recently modernised and beautifully presented five bedroom, two reception, two bathroom family home set in an established non-estate location with a sunny southerly facing rear garden.

**EPC: 33 Council Tax Band: D Price: £825,000 Freehold**

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## Key Features

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- RECENTLY EXTENDED & REFURBISHED
- FIVE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- BEAUTIFUL OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- KARNDEAN FLOORING TO GROUND FLOOR
- SUNNY SOUTHERLY FACING REAR GARDEN
- INTEGRAL GARAGE/WORKSHOP WITH ELECTRIC DOOR
- RECENTLY FITTED DOUBLE GLAZING
- ESTABLISHED NON-ESTATE LOCATION

## The Property

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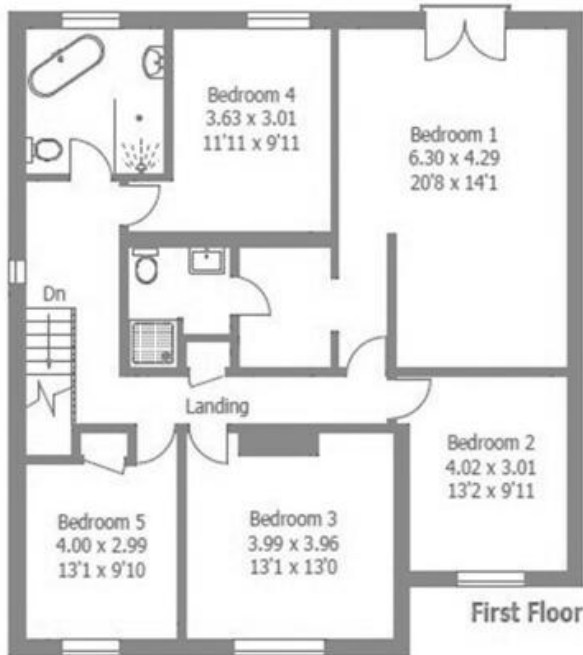
Explore this beautifully presented and deceptively spacious 5-bedroom detached family house located in the desirable area of Corfe Mullen. This impressive property has been extended and refurbished to provide over 2500ft<sup>2</sup> of light, airy, contemporary accommodation, making it the perfect home for a growing family.

Nestled in an established, non-estate location, this home boasts a large rear garden that adjoins the tranquil Happy Bottom nature reserve, offering a sense of peace and privacy. Inside, you'll find a superb open plan kitchen/dining/family room with bi-

fold doors leading out to the garden, a spacious sitting room with a wood burner, 5 double bedrooms including an impressive principal suite with en-suite dressing room and shower room, and a luxury family bath/shower room.

The property also features gas central heating, recently fitted double glazing, Karndean flooring, off road parking, and a large integral garage/workshop with an electric roller door. With sleek modern finishes and ample living space, this home is perfect for both relaxing and entertaining.

Approximate Gross Internal Area :- 236 sq m / 2544 sq ft



For identification purposes only, not to scale, do not scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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